



## Webster Groves Fact Sheet

### Demographic Data

Total Population	23,069
Percent of Population under 20 years of age	29.2%
Percent of Population 60 years and older	23.5%
White Population	88.8%
African American Population	7.5%
Hispanic or Latino	2.0%

### Educational Levels of the Webster Groves Population

High School Graduate or Less	12.0%
Some College, No Degree	17.5%
Associate's Degree	5.6%
Bachelor's Degree	31.5%
Graduate or Professional Degree	33.4%

### Income Levels in Webster Groves

Income Levels	% of Households	% of Families
Less than \$25,000	10.2%	3.6%
\$25,000 - \$50,000	15.6%	10.2%
\$50,000 - \$100,000	28.9%	28.5%
Over \$100,000	45.2%	57.9%
Median Income	\$88,619	\$113,431
Mean Income	\$118,961	\$142,473

### Housing Units in Webster Groves

9,304 total units with 94% occupancy
84%, 7,815 units, are single homes
16%, 1,489 units, are in structures of two or more units
75%, 6,978 units, were built prior to 1960
80%, 7,443 units, are owner occupied

## Owner-Occupied Housing Values

Housing Value	% of All Homes
Less than \$200,000	29.4%
\$200,000 - \$300,000	30.8%
\$300,000 - \$500,000	26.5%
Over \$500,000	13.3%
Median Value	\$265,200

## Renting in Webster Groves

Total Housing Units	9,304
More Than Two Units in a Structure	1,448
Renter-Occupied Units	1,741
Median Rent	\$1,329
Paying Rent of \$1,500 or less	53.8%

## Affordable Housing in Webster Groves

Section 8 buildings

- North Webster Village - 24 units
- Douglass Manor – 41 units

Beyond Housing

- 10 + homes

Colonial Village

- NORC with affordable rent

Apartments

- 487 apartments with rent less than \$1,000 month

## Zoning Basics in Webster Groves

Zoning defines the type of permissible activity – residential, commercial, industrial, educational – in a defined geographic area. It is the foundation of land use.

Zoning sets ‘rules’ around purpose/use/conditions; height, intensity, dimensions; setbacks, yard, open space, accessories; historical area regulations.

Residential zoning is A1, A2, A3, A4 and set by lot size.

*The source of these tables is the U. S. Census Bureau, American Community Survey, the most comprehensive and updated source of information about American families and households. To find this information as well as other data related to these topics, go to [www.U.S.CensusBureau/factfinder.census.gov](http://www.U.S.CensusBureau/factfinder.census.gov).*

**To provide additional feedback, visit [webstergroves.org/housingsurvey](http://webstergroves.org/housingsurvey).**