

Bethel CT Salaries Relative to Area Median Income (AMI) For A Single Adult



low-income	150%	\$156,345 (\$75.16)	
	140%	\$145,922 (\$70.15)	
	130%	\$135,499 (\$65.14)	
	120%	\$125,076 (\$60.13)	Program Manager \$125,000
	110%	\$114,653 (\$55.12)	Senior Supply Chain Manager \$120,000
	AMI	\$104,230 (\$50.11)	
	90%	\$93,807 (\$45.09)	Accounting Operations Manager \$90,000
	80%	\$83,384 (\$40.08)	Manufacturing Engineer als \$88,000
	70%	\$72,961 (\$35.07)	Sales Manager \$80,000
	60%	\$62,538 (\$30.06)	Woodwork Shop & Install Supervisor \$62,400
very low-income	50%	\$52,115 (\$25.05)	1st Year Bethel Teacher \$53,432
	40%	\$41,692 (\$20.04)	Maximum Social Security retirement benefit \$48,216
extremely low-income	30%	\$31,269 (\$15.03)	Appliance Technician \$41,600
			Plumbing Apprentice \$39,520
			Administrative Assistant \$37,440
	20%	\$20,846 (\$10.02)	CT minimum wage \$16.25/hr (\$33,800)
			Federal poverty level for 1 person household \$15,060
			Maximum SSI benefit for the disabled \$11,604

Bethel AMI Breakdown

2025 Western Connecticut Planning Region covers: **Bethel**, Bridgewater, Brookfield, Danbury, Darien, Greenwich, New Canaan, New Fairfield, New Milford, Newtown, Norwalk, Redding, Ridgefield, Sherman, Stamford, Weston, Westport, Wilton



Bethel's Median Home Value has risen from \$315,608 in February 2017 to \$526,908 in February 2025.

**Area Median Income
(1 Person) =
\$104,230**

**Area Median Family
Income (4 person) =
\$148,900**



40% of working families in Bethel struggle to afford the basic cost of living.

The hourly wage needed to afford a 2-bedroom apartment in Bethel is \$42.71.

80% AMI (Low Income)

- 1 person household = \$83,384 / \$40.08 hr
- 2 person household = \$95,296
- 4 person household = \$119,120



1 person earning 80% AMI can afford rent + utilities of \$2084/month (30% of income)

5 Studio/1 Bedroom apartments for rent in Bethel (without utilities): \$1300- \$2650

Only 4 units are affordable at 80% AMI

- **Many young couples and families cannot afford to purchase a home in Bethel.**
- **This housing market is inaccessible to those whose only income is from Social Security or a minimum wage job.**
- **Many older residents struggle to find affordable housing when downsizing in Bethel.**
- **Many people who work in Bethel can't afford to live in Bethel.**