

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



		Physician Assistant \$187,200	
low-income	150%	\$156,345 (\$75.16)	
	140%	\$145,922 (\$70.15)	
	130%	\$135,499 (\$65.14)	
	120%	\$125,076 (\$60.13)	
	110%	\$114,653 (\$55.12)	
	AMI	\$104,230 (\$50.11)	Clinic Director/Physical Therapist \$95,000
	90%	\$93,807 (\$45.09)	Construction Project Manager \$90,000
	80%	\$83,384 (\$40.08)	Licensed Massage Therapist \$83,200
	70%	\$72,961 (\$35.07)	Outside Sales Representative \$75,000
	60%	\$62,538 (\$30.06)	Speech & Language Pathologist \$72,800
very low-income	50%	\$52,115 (\$25.05)	Full Charge Bookkeeper \$66,560
	40%	\$41,692 (\$20.04)	1st Year Brookfield Teacher \$58,948
extremely low-income	30%	\$31,269 (\$15.03)	Operations Manager \$55,000
	20%	\$20,846 (\$10.02)	Maximum Social Security retirement benefit \$48,216
			Production Manager \$47,000
			Shipping & Receiving Clerk \$40,206
			Laborer \$37,564
			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

Brookfield 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



Brookfield's Median Home Value has risen from \$336,556 in February 2017 to \$542,189 in February 2025.

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

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



32% of working families in Brookfield struggle to afford the basic cost of living.

The hourly wage needed to afford a 2-bedroom apartment in Brookfield 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)

9 Studio/1 Bedroom apartments for rent in Brookfield (without utilities): \$1810 - \$2200

Only 3 units are affordable at 80% AMI

- **Many young couples and families cannot afford to purchase a home in Brookfield .**
- **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 Brookfield .**
- **Many people who work in Brookfield can't afford to live in Brookfield .**