

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



low-income	150%	\$156,345 (\$75.16)	Board Certified Behavior Analyst \$151,840
	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)	Surgical Physician Assistant \$104,998
	90%	\$93,807 (\$45.09)	
	80%	\$83,384 (\$40.08)	X-Ray Technician \$83,200
	70%	\$72,961 (\$35.07)	Director of Admissions \$75,000
	60%	\$62,538 (\$30.06)	Production Group Leader \$65,000
very low-income	50%	\$52,115 (\$25.05)	Dental Office Manager \$55,000 1st Year Danbury Teacher \$53,099 Maximum Social Security retirement benefit \$48,216
	40%	\$41,692 (\$20.04)	Delivery Driver \$45,801 Administrative Assistant \$36,400
extremely low-income	30%	\$31,269 (\$15.03)	CT minimum wage \$16.25/hr (\$33,800) Retail Sales Associate \$32,635
	20%	\$20,846 (\$10.02)	Federal poverty level for 1 person household \$15,060 Maximum SSI benefit for the disabled \$11,604

# Danbury 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



**Danbury's Median Home Value has risen from \$260,839 in February 2017 to \$452,494 in February 2025.**

**Area Median Income  
( 1 Person ) =  
\$104,300**

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



**54% of working families in Danbury struggle to afford the basic cost of living.**

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

**17 Studio/1 Bedroom apartments for rent in Danbury (w/o utilities): \$1600-\$2500**

**Only 6 units are affordable at 80% AMI**

- **Many young couples and families cannot afford to purchase a home in Danbury.**
- **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 Danbury.**
- **Single employees working in Danbury who make less than 80% of AMI have limited options to also live in Danbury.**