

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



			Head of Retail Banking \$200,000
<div>low-income</div> <div>very low-income</div> <div>extremely low-income</div>	150%	\$156,345 (\$75.16)	
	140%	\$145,922 (\$70.15)	
	130%	\$135,499 (\$65.14)	
	120%	\$125,076 (\$60.13)	Portfolio Manager \$125,000
	110%	\$114,653 (\$55.12)	
	AMI	\$104,230 (\$50.11)	Financial Advisor \$100,000
	90%	\$93,807 (\$45.09)	
	80%	\$83,384 (\$40.08)	
	70%	\$72,961 (\$35.07)	Produce Manager \$75,000 Full Time Nanny \$72,800 Volunteer Coordinator \$70,000
	60%	\$62,538 (\$30.06)	Physical Therapy Assistant \$58,240 Medical Office LPN \$55,265 1st Year New Canaan Teacher \$54,857 Maximum Social Security retirement benefit \$48,216 Pediatric Dental Receptionist \$47,840 CT minimum wage \$16.25/hr (\$33,800) Cashier/Counter Server \$35,360
	50%	\$52,115 (\$25.05)	
	40%	\$41,692 (\$20.04)	
	30%	\$31,269 (\$15.03)	
	20%	\$20,846 (\$10.02)	Federal poverty level for 1 person household \$15,060 Maximum SSI benefit for the disabled \$11,604

New Canaan 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



New Canaan's Median Home Value has risen from \$1,376,680 in February 2017 to \$1,941,065 in February 2025.

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

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



28% of working families in New Canaan struggle to afford the basic cost of living.

The hourly wage needed to afford a 2-bedroom apartment in New Canaan is \$50.54.

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)

4 Studio/1 Bedroom apartments for rent in New Canaan (w/o utilities): \$2400-\$3850

0 units are affordable at 80% AMI

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