

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



low-income	150%	\$115,500 (\$55.52)	Physical Therapist \$114,400
	140%	\$107,800 (\$51.82)	
	130%	\$100,100 (\$48.12)	Clinical Services Director \$100,000
	120%	\$92,400 (\$44.42)	Associate Brand Manager \$96,000
	110%	\$84,700 (\$40.72)	Registered Nurse \$85,280
	AMI	\$77,000 (\$37.01)	Senior Accountant \$75,000
	90%	\$69,300 (\$33.31)	1st Year Shelton Teacher \$64,664
	80%	\$61,600 (\$29.61)	Auto Mechanic \$62,400
	70%	\$53,900 (\$25.91)	Assistant Store Manager \$52,000
	60%	\$46,200 (\$22.21)	Insurance Agent \$49,000
very low-income	50%	\$38,500 (\$18.50)	Maximum Social Security retirement benefit \$48,216
	40%	\$30,800 (\$14.80)	Vet Tech \$39,520
extremely low-income	30%	\$23,100 (\$11.10)	CT minimum wage \$16.25/hr (\$33,800)
	20%	\$15,400 (\$7.40)	Federal poverty level for 1 person household \$15,060
			Maximum SSI benefit for the disabled \$11,604

Shelton AMI Breakdown

2025 Naugatuck Valley Planning Region covers: Ansonia, Beacon Falls, Bethlehem, Bristol, Cheshire, Derby, Middlebury, Naugatuck, Oxford, Plymouth, Prospect, Seymour, **Shelton**, Southbury, Thomaston, Waterbury, Watertown, Wolcott, Woodbury



Shelton's Median Home Value has risen from \$314,419 in February 2017 to \$516,334 in February 2025.

**Area Median Income
(1 Person) =
\$77,000**

**Area Median Family
Income (4 person) =
\$110,000**



29% of working families in Shelton struggle to afford the basic cost of living.

The hourly wage needed to afford a 2-bedroom apartment in Shelton is \$37.83.

80% AMI (Low Income)

- 1 person household = \$61,600/\$29.61 hr
- 2 person household = \$70,400
- 4 person household = \$88,000



1 person earning 80% AMI can afford rent + utilities of \$1540/month (30% of income)

13 Studio/1 Bedroom apartments for rent in Shelton (w/o utilities): \$1400-\$2436

Only 2 units are affordable at 80% AMI

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