

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



low-income	150%	\$156,345 (\$75.16)	No full time positions currently listed
	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)	
	90%	\$93,807 (\$45.09)	
	80%	\$83,384 (\$40.08)	
	70%	\$72,961 (\$35.07)	
	60%	\$62,538 (\$30.06)	
very low-income	50%	\$52,115 (\$25.05)	1st Year Sherman Teacher \$56,924 Maximum Social Security retirement benefit \$48,216
extremely low-income	40%	\$41,692 (\$20.04)	
	30%	\$31,269 (\$15.03)	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
	20%	\$20,846 (\$10.02)	

Sherman 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



Sherman's Median Home Value has risen from \$409,383 in February 2017 to \$656,253 in February 2025.

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

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



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

The hourly wage needed to afford a 2-bedroom apartment in Sherman 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
\$2086/month (30% of income)**

**0 Studio/1 Bedroom apartments for rent
in Sherman (w/o utilities)**

Only 0 units are affordable at 80% AMI

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