

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



General Dentist \$156,000

150% **\$115,500 (\$55.52)**

140% **\$107,800 (\$51.82)**

130% **\$100,100 (\$48.12)**

120% **\$92,400 (\$44.42)**

110% **\$84,700 (\$40.72)**

Registered Nurse \$98,655

Director Outpatient Services \$85,000

AMI **\$77,000 (\$37.01)**

Registered Dietitian \$72,800

90% **\$69,300 (\$33.31)**

80% **\$61,600 (\$29.61)**

1st Year Waterbury Teacher \$60,738

70% **\$53,900 (\$25.91)**

Metals Lab Technician \$53,832

Social Service Coordinator \$50,000

60% **\$46,200 (\$22.21)**

**Maximum Social Security
retirement benefit \$48,216**

Group Home Supervisor \$45,053

50% **\$38,500 (\$18.50)**

Residential Program Worker \$38,480

Administrative Assistant \$35,880

40% **\$30,800 (\$14.80)**

CT minimum wage \$16.25/hr (\$33,800)

30% **\$23,100 (\$11.10)**

20% **\$15,400 (\$7.40)**

**Federal poverty level for 1 person
household \$15,060**

**Maximum SSI benefit for the disabled
\$11,604**

low-income

**very
low-income**

**extremely
low-income**

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



Waterbury's Median Home Value has risen from \$108,384 in September 2017 to \$273,375 in September 2025.

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

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



17% of working families in Waterbury struggle to afford the basic cost of living.

The hourly wage needed to afford a 2-bedroom apartment in Waterbury is \$33.88.

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)

28 Studio/1 Bedroom apartments for rent in Waterbury (w/o utilities): \$930-\$1722

26 units are affordable at 80% AMI

- **Waterbury's affordability is shrinking as wages lag behind rising home values.**
- **This housing market is inaccessible to those whose only income is from Social Security or a minimum wage job.**
- **Workers often earn below what's needed to comfortably live in Waterbury.**
- **Most jobs available in Waterbury don't pay enough for workers to live where they work.**