

CONNECTICUT

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In **Connecticut**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,842**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,139** monthly or **\$73,664** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$35.42
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT CONNECTICUT:

STATE FACTS	
Minimum Wage	\$16.35
Average Renter Wage	\$22.69
2-Bedroom Housing Wage	\$35.42
Number of Renter Households	480,258
Percent Renters	34%

MOST EXPENSIVE AREAS	HOUSING WAGE
Stamford-Norwalk HMFA	\$50.19
Danbury HMFA	\$43.02
Bridgeport HMFA	\$37.83
Milford-Ansonia-Seymour HMFA	\$36.44
New Haven-Meriden HMFA	\$35.90

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

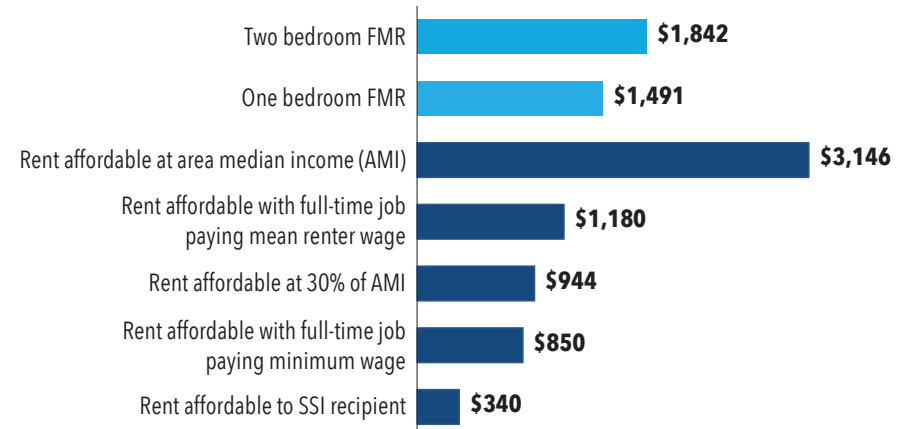
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

87
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

70
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Connecticut	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Connecticut	\$35.42	\$1,842	\$73,664	2.2	\$125,828	\$3,146	\$37,748	\$944	480,258	34%	\$22.69	\$1,180	1.6
Combined Nonmetro Areas	\$28.98	\$1,507	\$60,280	1.8	\$119,355	\$2,984	\$35,807	\$895	17,718	23%	\$19.81	\$1,030	1.5
<u>Metropolitan Areas</u>													
Bridgeport HMFA	\$37.83	\$1,967	\$78,680	2.3	\$144,333	\$3,608	\$43,300	\$1,082	44,764	33%	\$27.39	\$1,424	1.4
Colchester-Lebanon HMFA	\$34.56	\$1,797	\$71,880	2.1	\$110,300	\$2,758	\$33,090	\$827	1,814	20%	\$20.33	\$1,057	1.7
Danbury HMFA	\$43.02	\$2,237	\$89,480	2.6	\$148,900	\$3,723	\$44,670	\$1,117	20,528	27%	\$30.63	\$1,593	1.4
Hartford-West Hartford-East Hartford HMFA	\$31.79	\$1,653	\$66,120	1.9	\$125,620	\$3,140	\$37,686	\$942	157,823	34%	\$21.00	\$1,092	1.5
Milford-Ansonia-Seymour HMFA	\$36.44	\$1,895	\$75,800	2.2	\$111,437	\$2,786	\$33,431	\$836	12,924	26%	\$18.84	\$979	1.9
New Haven-Meriden HMFA	\$35.90	\$1,867	\$74,680	2.2	\$113,051	\$2,826	\$33,915	\$848	85,979	40%	\$19.54	\$1,016	1.8
Norwich-New London HMFA	\$31.25	\$1,625	\$65,000	1.9	\$110,975	\$2,774	\$33,293	\$832	33,358	33%	\$20.23	\$1,052	1.5
Southern Middlesex County HMFA	\$32.31	\$1,680	\$67,200	2.0	\$126,600	\$3,165	\$37,980	\$950	3,661	17%	\$18.04	\$938	1.8
Stamford-Norwalk HMFA	\$50.19	\$2,610	\$104,400	3.1	\$148,900	\$3,723	\$44,670	\$1,117	55,886	38%	\$30.63	\$1,593	1.6
Waterbury HMFA	\$27.79	\$1,445	\$57,800	1.7	\$110,000	\$2,750	\$33,000	\$825	31,571	40%	\$18.21	\$947	1.5
Windham County HMFA	\$30.77	\$1,600	\$64,000	1.9	\$111,980	\$2,800	\$33,594	\$840	14,232	30%	\$20.36	\$1,058	1.5
<u>Counties</u>													
Naugatuck Valley Planning Region	\$28.98	\$1,507	\$60,280	1.8	\$110,000	\$2,750	\$33,000	\$825	4,554	21%	\$18.21	\$947	1.6
Northwest Hills Planning Region	\$28.98	\$1,507	\$60,280	1.8	\$116,400	\$2,910	\$34,920	\$873	11,059	26%	\$17.02	\$885	1.7
Western Connecticut Planning Regi	\$28.98	\$1,507	\$60,280	1.8	\$148,900	\$3,723	\$44,670	\$1,117	2,105	19%	\$30.63	\$1,593	0.9

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing