



CITY OF ABBOTSFORD

# 2020 Demographic Profiles



Abbotsford Summary

Aberdeen

Bradner - Mt. Lehman

City Centre

Clayburn

Clearbrook

Fairfield

Hazelwood

Historic Downtown

Immel - McMillan

Marshall - McCallum

Matsqui Prairie

**McKee**

Peardonville

South Clearbrook

South Poplar

Sumas Mountain

Sumas Prairie

Sumas Way

Townline

UDistrict

West Abbotsford

Whatcom



ABBOTSFORD

# Table of Contents

Population	3
Households + Families	4
Income	5
Education + Labour	6
Ethnocultural Diversity	7
Dwellings	9

## Sources:

2006, 2011, 2016 Census, and BC Stats  
(select data is adjusted based on the Census undercount)

## Additional information available:

[www.abbotsford.ca/stats](http://www.abbotsford.ca/stats)

## Released:

2020

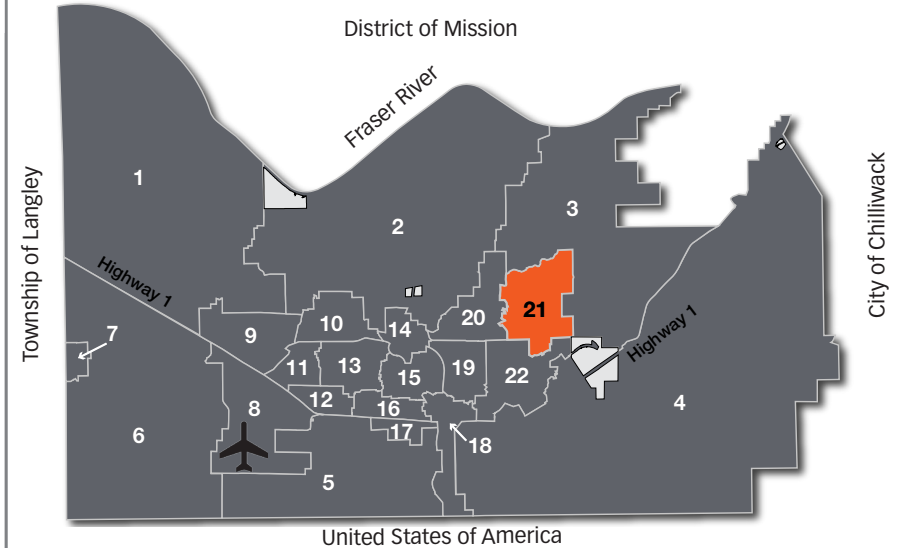
## Contact Us

### CITY OF ABBOTSFORD

Planning & Development Services  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7  
Tel: 604-864-5510  
Email: [planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)

The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles.

While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand this possibility, and if an error is found, consider informing the Planning & Development Services department so it can be corrected.

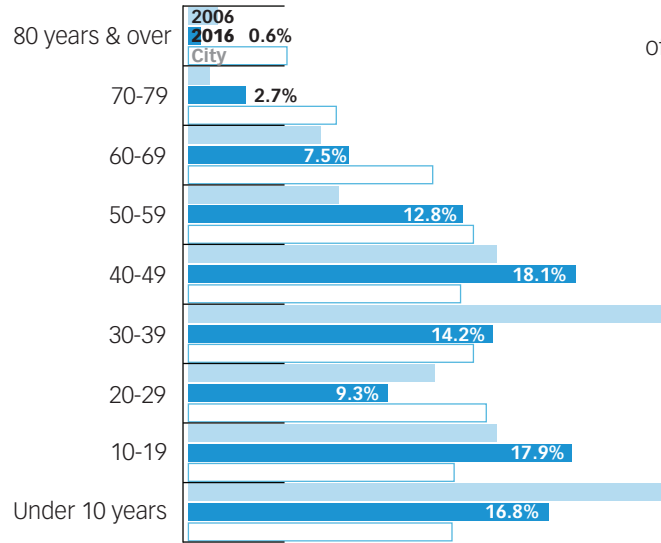


- |                         |                      |                         |                      |
|-------------------------|----------------------|-------------------------|----------------------|
| 1. Bradner - Mt. Lehman | 7. West Abbotsford   | 13. City Centre         | 18. Sumas Way        |
| 2. Matsqui Prairie      | 8. Peardonville      | 14. Hazelwood           | 19. Immel - McMillan |
| 3. Sumas Mountain       | 9. Townline          | 15. Historic Downtown   | 20. Clayburn         |
| 4. Sumas Prairie        | 10. Fairfield        | 16. Marshall - McCallum | <b>21. McKee</b>     |
| 5. South Poplar         | 11. Clearbrook       | 17. UDistrict           | 22. Whatcom          |
| 6. Aberdeen             | 12. South Clearbrook |                         |                      |



# Population

## Age Distribution



**6.7%**

of residents are seniors  
(4.8% in 2006)  
(16.9% in the City)

**26.8%**

of residents are children  
(29.3% in 2006)  
(18.4% in the City)

## Median Age

	2011	2016
McKee	33.7	34.8
Abbotsford	37.9	39.0

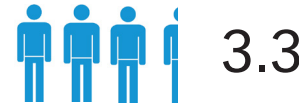
## Growth History

Year	Population*	Growth
2006	2,100	n/a
2011	4,000	90.5%
2016	4,000	0%

\* includes Census undercount adjustment

# Households + Families

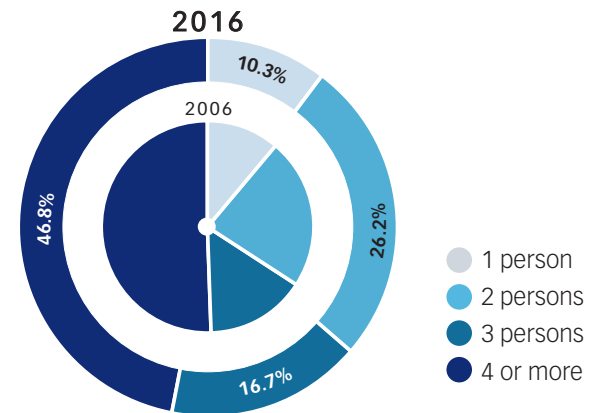
## Persons per Household



**2.8**

persons per household  
in the City

## Household Size



## Family Structure

	2006	2016	City
Two-parent families	98.3%	90.7%	85.7%
Married	92.1%	91.8%	89.8%
Common-law	8.8%	8.2%	10.2%
With children	70.2%	67.9%	53.8%
Without children	30.7%	32.1%	46.2%
Single-parent families	1.7%	9.7%	14.3%
Female	100.0%	81.0%	79.0%
Male	0.0%	14.3%	21.0%

# Income

## Individual Income

**\$49,634**

median individual income  
(\$36,415 in 2006)  
(\$29,741 in the City)

	2006	2016	City
Under \$10,000	19.9%	14.0%	14.9%
\$10,000-\$19,999	16.0%	11.1%	20.2%
\$20,000-\$29,999	6.7%	10.4%	15.2%
\$30,000-\$39,999	13.1%	8.3%	12.1%
\$40,000-\$49,999	10.3%	6.7%	9.8%
\$50,000-\$59,999	9.6%	8.1%	7.5%
\$60,000-\$69,999	24.5%	7.4%	5.4%
\$70,000-\$79,999	inc. above	7.4%	4.2%
\$80,000 and over	inc. above	26.6%	10.7%

## Household Income

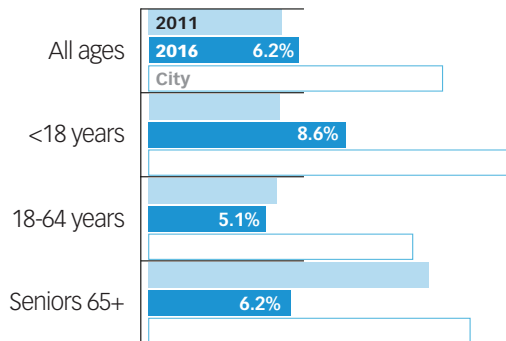
**\$122,387**

median household income  
(\$94,800 in 2006)  
(\$72,511 in the City)

	2006	2016	City
Under \$20,000	7.2%	2.1%	8.7%
\$20,000-\$39,999	8.0%	7.7%	16.0%
\$40,000-\$59,999	9.6%	6.8%	15.9%
\$60,000-\$79,999	15.2%	7.2%	14.6%
\$80,000-\$99,999	15.2%	13.2%	12.4%
\$100,000-\$124,999	44.8%	15.3%	11.6%
\$125,000 and over	inc. above	47.7%	20.8%

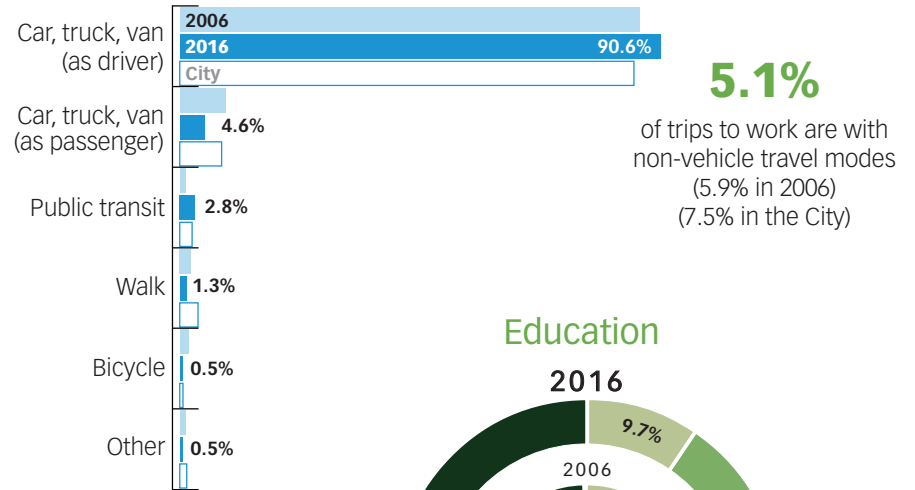
## Low Income

(Percent is of each category (e.g. "all ages") according to Statistics Canada's after tax low income measure (50% of median adjusted household income.)

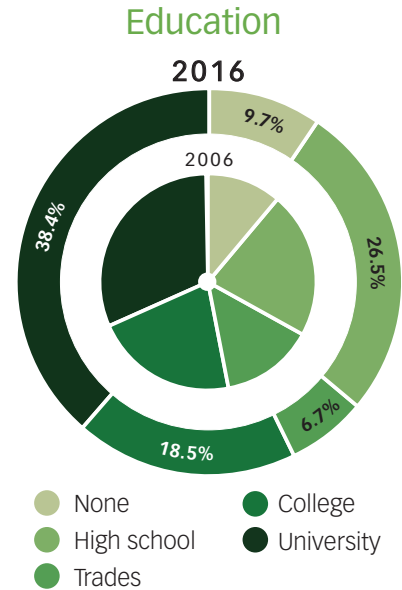


# Education + Labour

## Travel to Work



**63.7%** of residents have more than high school education (66.0% in 2006) (44.6% in the City)



## Occupations

	2006	2016	City
Retail trade	6.7%	12.3%	10.8%
Educational services	11.2%	11.8%	6.1%
Health care and social assistance	11.2%	10.3%	9.9%
Public administration	8.1%	9.8%	4.2%
Professional, scientific and technical services	7.2%	8.7%	4.4%

# Ethnocultural Diversity

## Ethnicity

	2006	2016	City
English	44.5%	33.2%	21.9%
German	25.5%	27.6%	19.2%
Canadian	15.5%	25.6%	18.8%
Scottish	23.6%	23.8%	15.7%
Irish	15.0%	16.7%	11.8%
Dutch	13.3%	15.2%	9.9%
French	9.0%	12.5%	7.4%
Russian	6.4%	8.1%	4.7%
Ukranian	7.4%	7.1%	5.1%
East Indian	1.9%	5.3%	22.3%

\* includes single and multiple responses

**17.6%**

of residents are visible minorities (12.9% in 2006) (33.7% in the City)

**19.3%**

of residents know a non-official language (38.2% in the City)

**0.4%**

of residents do not know either English or French (0.0% in 2006) (5.7% in the City)

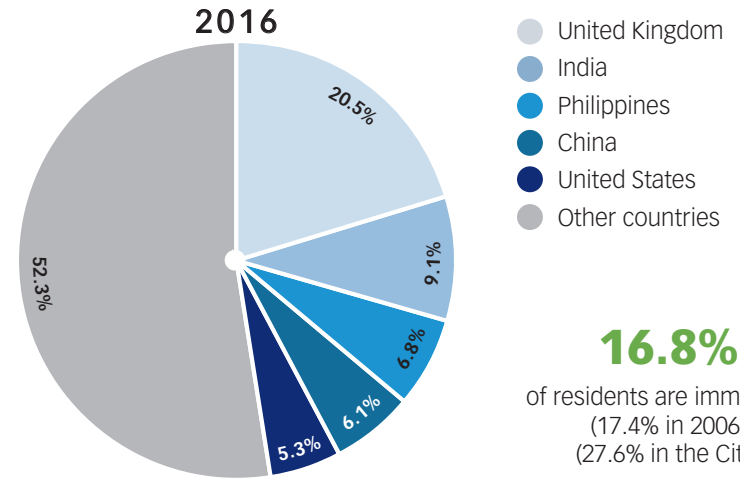
## Knowledge of Non-Official Languages

(as a percent of residents who know a non-official language)

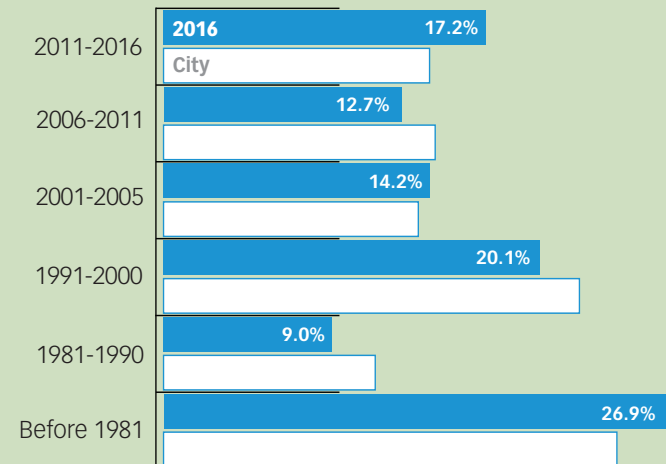
	2016	City
Punjabi	17.3%	61.0%
Spanish	16.7%	4.7%
German	8.7%	9.3%
Mandarin	8.7%	2.5%
Dutch	8.0%	2.8%

# Ethnocultural Diversity

## Immigrants by Place of Birth

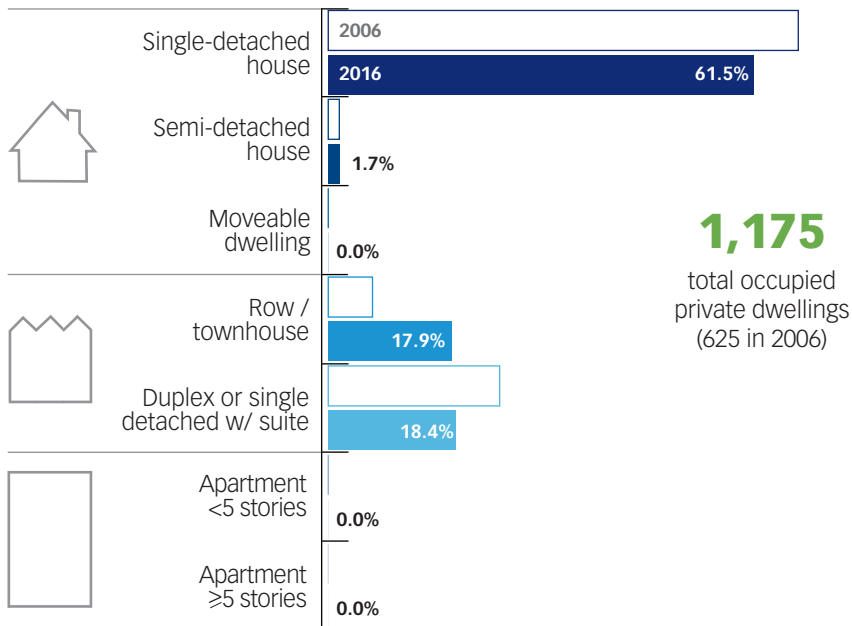


## Immigrants by Period of Immigration



# Dwellings

## Housing Types



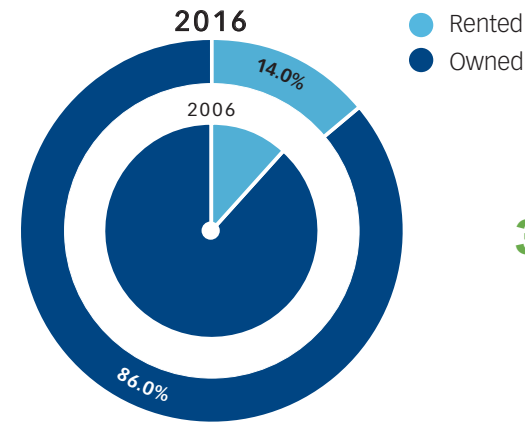
## Construction Period

	2006	2016	City
Before 1960	1.6%	0.0%	5.5%
1961-1980	1.6%	0.0%	27.1%
1981-1990	4.0%	0.9%	22.9%
1991-2000	14.4%	11.9%	23.4%
2001-2010	76.8%*	82.1%	16.0%
2011-2016	n/a	4.3%	5.1%

\* Includes 2001-2006 only

# Dwellings

## Tenure



**30.5% | 69.5%**  
percent rented / owned  
in the City

## Rented Dwellings

Average rent: **\$1,096 / month** (\$741 in 2006)

Spending ≥30%: **30.3%** (40.0% in 2006)

## Owned Dwellings

Average payments: **\$1,950 / month** (\$1,812 in 2006)

Spending ≥30%: **12.4%** (25.2% in 2006)

## Average Value

\$557,434  
2006

\$639,164  
2016

\$516,858  
City



Prepared by:

Planning & Development Services  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7  
604-864-5510

[planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)