



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

# 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

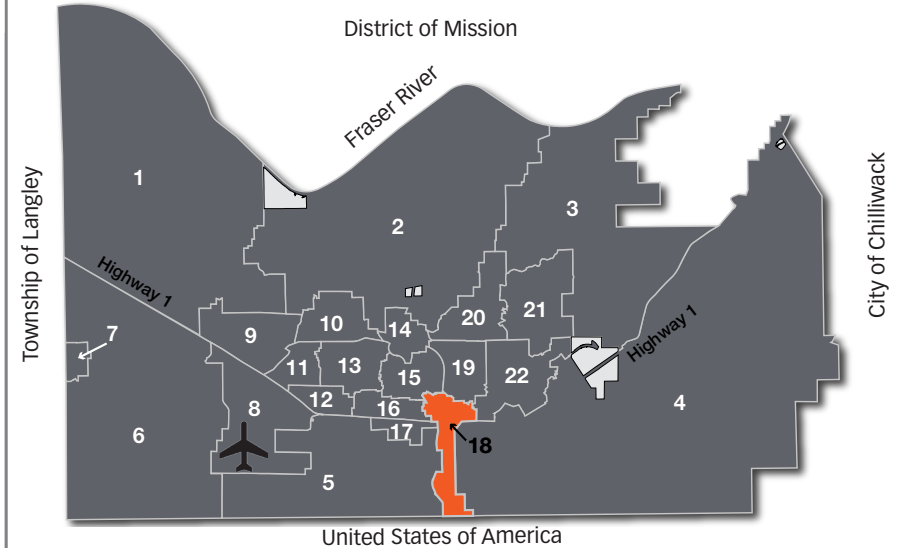
## Contact Us

### CITY OF ABBOTSFORD

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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.

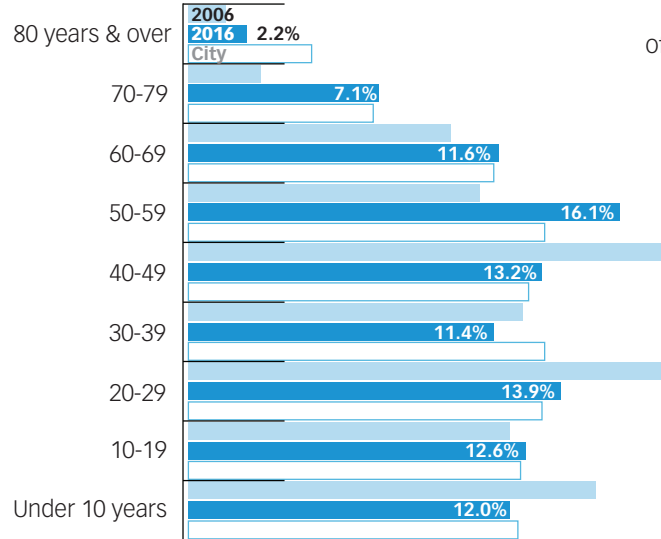


- |                         |                      |                         |                      |
|-------------------------|----------------------|-------------------------|----------------------|
| 1. Bradner - Mt. Lehman | 7. West Abbotsford   | 13. City Centre         | <b>18. Sumas Way</b> |
| 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 | 21. McKee            |
| 5. South Poplar         | 11. Clearbrook       | 17. UDistrict           | 22. Whatcom          |
| 6. Aberdeen             | 12. South Clearbrook |                         |                      |



# Population

## Age Distribution



**14.7%**

of residents are seniors  
(9.2% in 2006)  
(16.9% in the City)

**18.3%**

of residents are children  
(20.7% in 2006)  
(18.4% in the City)

## Median Age

	2011	2016
Sumas Way	36.8	39.9
Abbotsford	37.9	39.0

## Growth History

Year	Population*	Growth
2006	2,300	n/a
2011	2,500	8.7%
2016	2,700	8.0%

\* includes Census undercount adjustment

# Households + Families

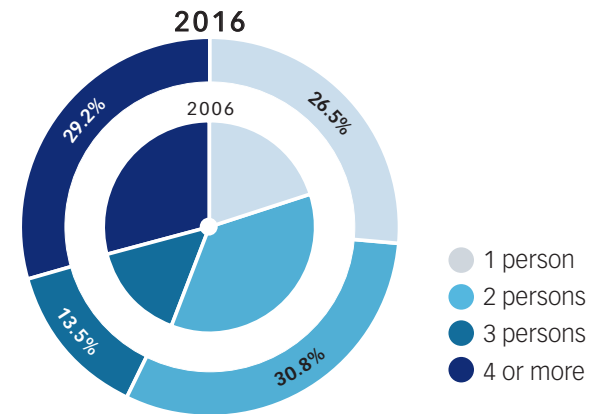
## Persons per Household



**2.8**

persons per household  
in the City

## Household Size



## Family Structure

	2006	2016	City
Two-parent families	88.6%	88.5%	85.7%
Married	83.5%	90.2%	89.8%
Common-law	15.6%	10.6%	10.2%
With children	56.0%	55.3%	53.8%
Without children	44.0%	43.9%	46.2%
Single-parent families	10.6%	11.5%	14.3%
Female	100.0%	81.3%	79.0%
Male	0.0%	25.0%	21.0%

# Income

## Individual Income

**\$38,384**

median individual income  
(\$25,197 in 2006)  
(\$29,741 in the City)

	2006	2016	City
Under \$10,000	19.5%	11.0%	14.9%
\$10,000-\$19,999	22.8%	16.5%	20.2%
\$20,000-\$29,999	14.2%	11.9%	15.2%
\$30,000-\$39,999	14.2%	11.9%	12.1%
\$40,000-\$49,999	10.1%	11.1%	9.8%
\$50,000-\$59,999	7.4%	9.9%	7.5%
\$60,000-\$69,999	11.8%	6.5%	5.4%
\$70,000-\$79,999	inc. above	4.3%	4.2%
\$80,000 and over	inc. above	16.8%	10.7%

## Household Income

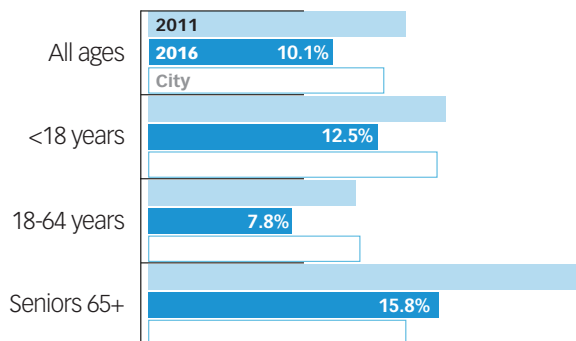
**\$82,414**

median household income  
(\$59,443 in 2006)  
(\$72,511 in the City)

	2006	2016	City
Under \$20,000	13.7%	8.0%	8.7%
\$20,000-\$39,999	19.9%	12.5%	16.0%
\$40,000-\$59,999	18.0%	15.9%	15.9%
\$60,000-\$79,999	19.9%	11.9%	14.6%
\$80,000-\$99,999	9.9%	13.1%	12.4%
\$100,000-\$124,999	18.6%	14.2%	11.6%
\$125,000 and over	inc. above	24.4%	20.8%

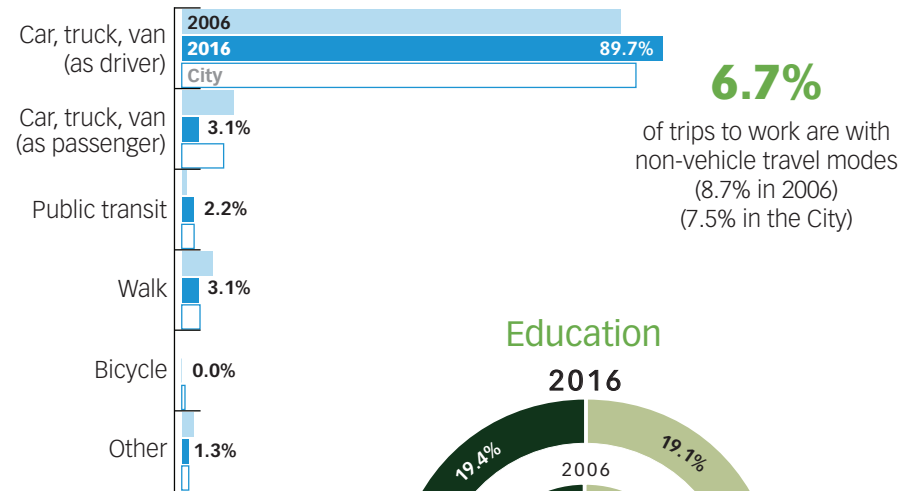
## Low Income

(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

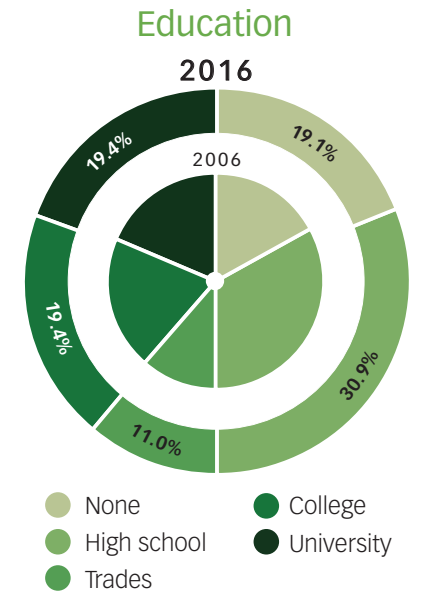
## Travel to Work



**6.7%**

of trips to work are with non-vehicle travel modes  
(8.7% in 2006)  
(7.5% in the City)

**49.7%**  
of residents have more than high school education  
(50.0% in 2006)  
(44.6% in the City)



## Occupations

	2006	2016	City
Construction	14.1%	17.3%	9.7%
Retail trade	6.8%	12.4%	10.8%
Health care and social assistance	11.8%	10.4%	9.9%
Transportation and warehousing	3.4%	7.2%	8.5%
Public administration	4.6%	6.8%	4.2%

# Ethnocultural Diversity

## Ethnicity

	2006	2016	City
Canadian	16.2%	23.3%	18.8%
English	36.9%	22.2%	21.9%
Scottish	23.1%	19.5%	15.7%
German	20.9%	19.1%	19.2%
Irish	14.4%	15.5%	11.8%
Dutch	16.9%	13.5%	9.9%
East Indian	5.6%	10.5%	22.3%
Aboriginal	7.0%	8.5%	5.2%
French	13.0%	7.4%	7.4%
Ukrainian	6.3%	7.0%	5.1%

\* includes single and multiple responses

**21.1%**

of residents are visible minorities  
(12.6% in 2006)  
(33.7% in the City)

**23.5%**

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

**1.6%**

of residents do not know either English or French  
(1.1% in 2006)  
(5.7% in the City)

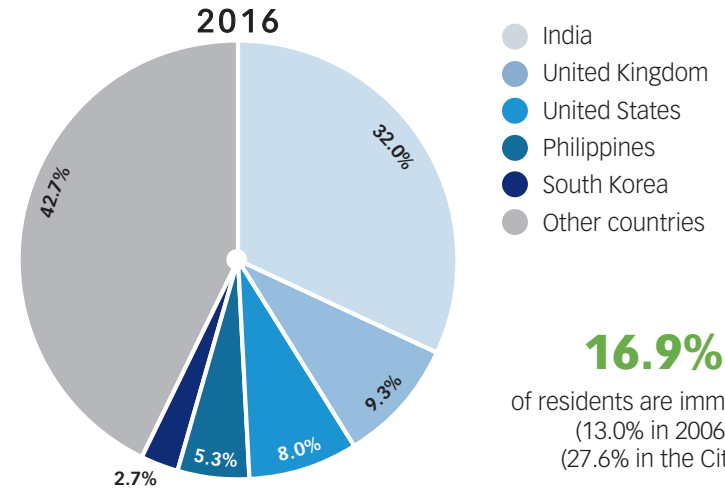
## Knowledge of Non-Official Languages

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

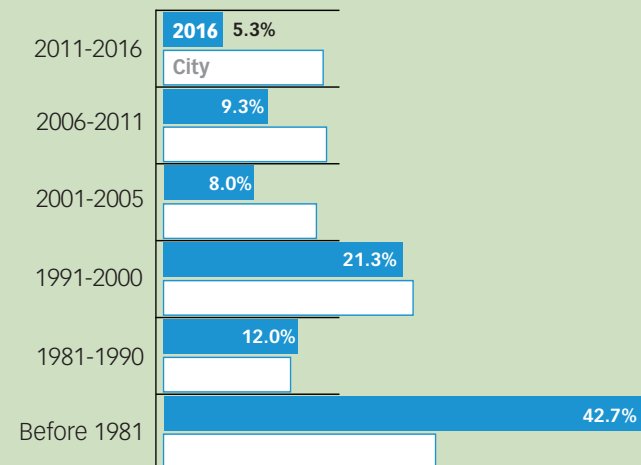
	2016	City
Punjabi	44.8%	61.0%
Spanish	16.2%	4.7%
German	10.5%	9.3%
Cantonese	3.8%	1.0%
Mandarin	3.8%	2.5%

# Ethnocultural Diversity

## Immigrants by Place of Birth

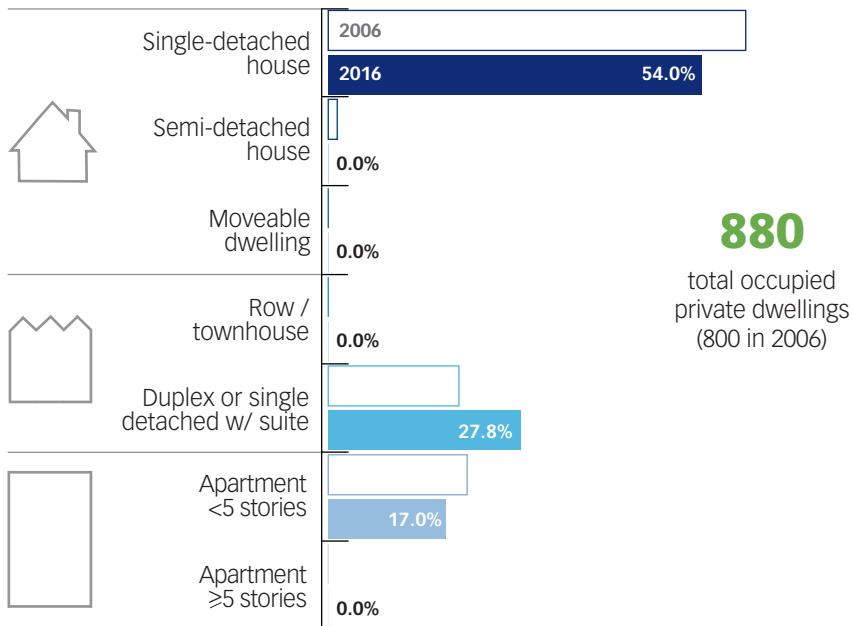


## Immigrants by Period of Immigration



# Dwellings

## Housing Types



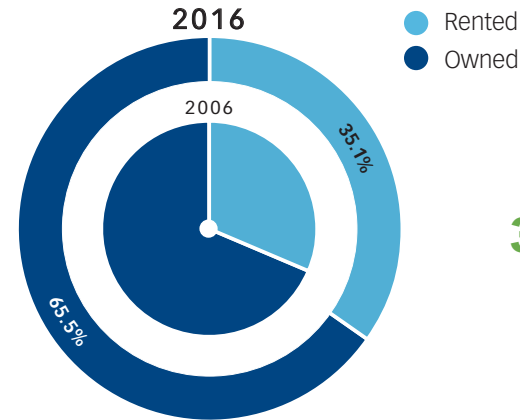
## Construction Period

	2006	2016	City
Before 1960	5.7%	6.3%	5.5%
1961-1980	25.3%	23.9%	27.1%
1981-1990	20.9%	17.6%	22.9%
1991-2000	36.1%	30.7%	23.4%
2001-2010	12.0%*	18.8%	16.0%
2011-2016	n/a	1.7%	5.1%

\* Includes 2001-2006 only

# Dwellings

## Tenure



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

## Rented Dwellings

Average rent: **\$962 / month** (\$789 in 2006)

Spending ≥30%: **41.7%** (36.0% in 2006)

## Owned Dwellings

Average payments: **\$1,662 / month** (\$1,225 in 2006)

Spending ≥30%: **18.3%** (25.0% in 2006)

## Average Value

\$398,920  
2006

\$632,488  
2016

\$516,858  
City



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