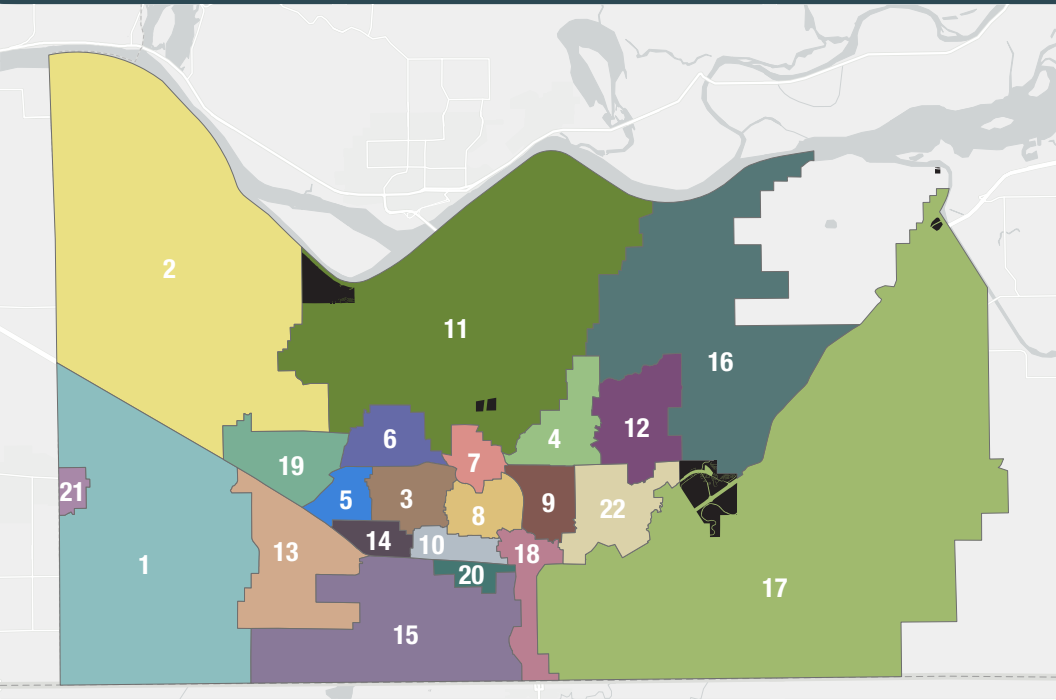


City of Abbotsford Demographic Profiles 2024



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

 First Nations Reserves

Sources: 2016 and 2021 Census, and BC Stats

Additional information available: www.abbotsford.ca/stats
Released: January 2024

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

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.

Abbotsford

The City of Abbotsford is situated in the Fraser Valley of British Columbia and covers approximately 389 km². With approximately 72% of the City land base located within the Agricultural Land Reserve, Abbotsford is characterized by a rapidly growing urban area surrounded by thriving agricultural lands.



Population



Median Age

Abbotsford



17.4% of Abbotsford residents are children



18.3% of Abbotsford residents are elderly

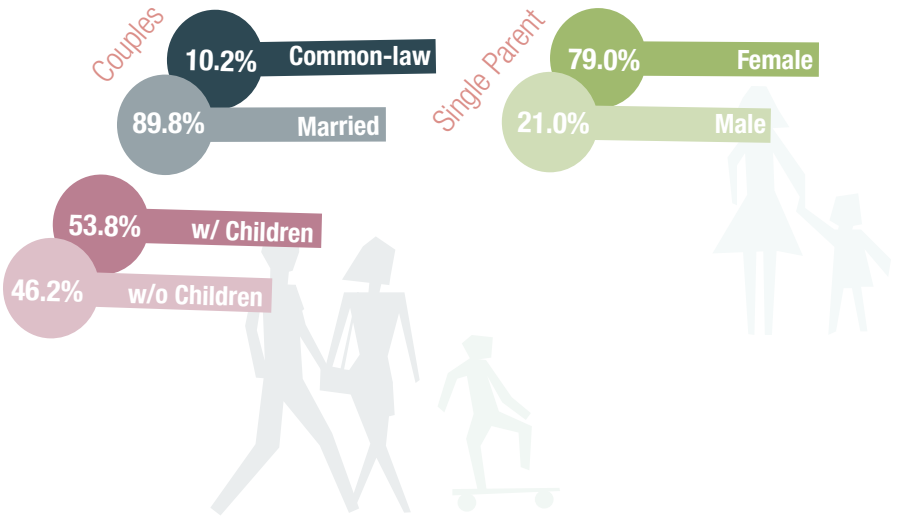


Household Size

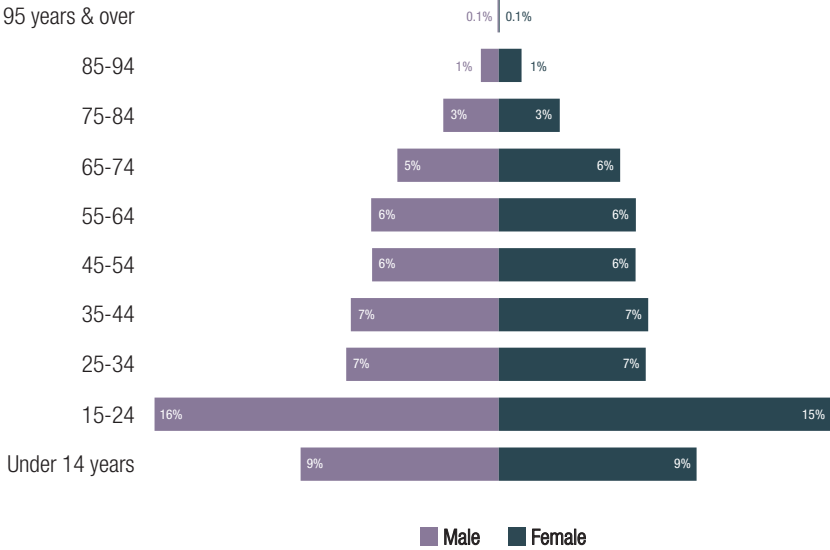
The average household size in Abbotsford is 2.8



Family Structure



Age Distribution



Housing Types

Single-detached house **97%**

Semi-detached house **3%**

Row house **9%**

Apartment or flat in a duplex **21%**

Apartment <5 storeys **27%**

Apartment >5 storeys **2%**

Other single-attached **0.1%**

Moveable dwelling **1%**

Average House Value

2016

\$516,858

Average House Value

2021

\$873,000

Construction Period

2011-2021

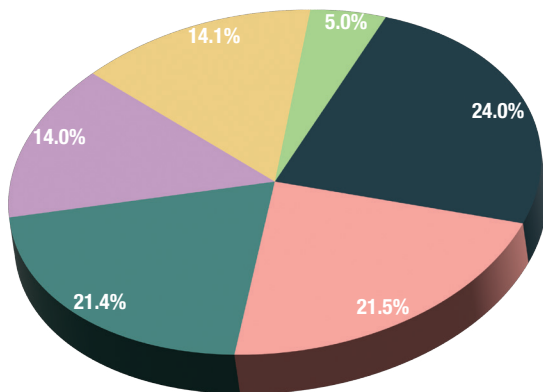
2001-2010

1991-2000

1981-1990

1961-1980

1960 or before



Rent/Own

In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income.

Owned Dwellings

Average monthly payments

2016: \$1,559

2021: \$1,874

In 2016, 13.6% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments increased to 15.2%.

Rented Dwellings

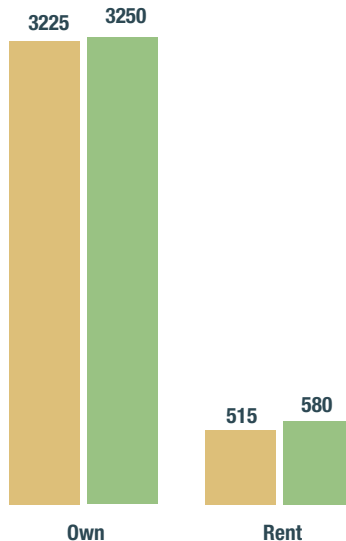
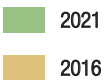
Average monthly rent

2016: \$1,150

2021: \$1,350

In 2016, 35.9% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent lowered to 25.9%.

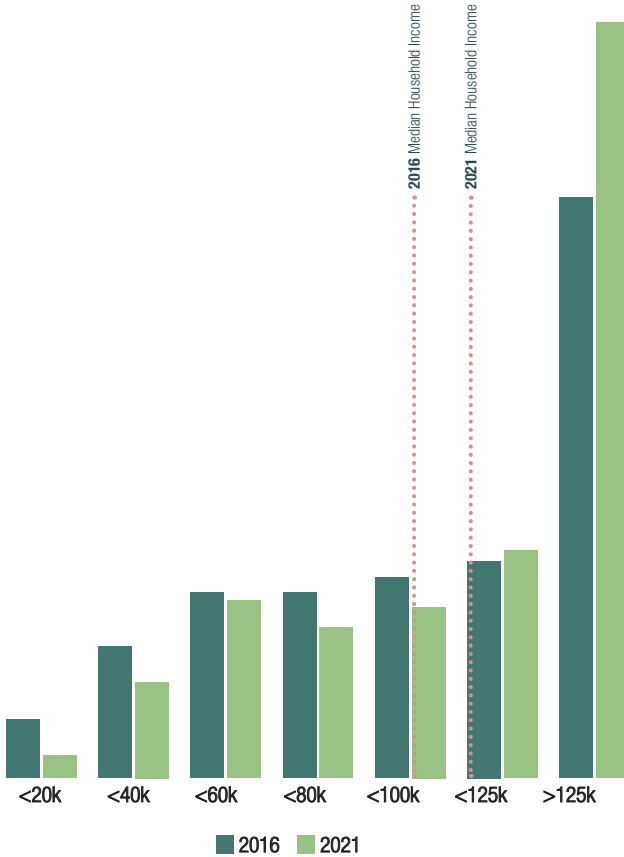
Dwelling Tenure



Income

Total Household Income

Since 2016, household incomes have risen by approximately 17%.



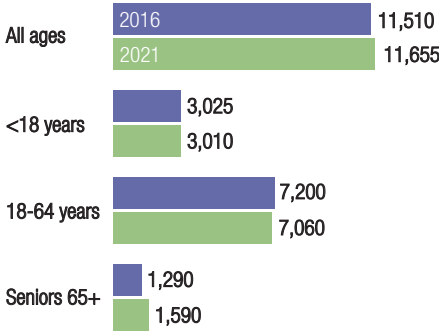
Median Individual Income

Since 2016, individual incomes have lowered by approximately 20%.

2016: **\$56,148**

2021: **\$44,800**

Total low-income residents (after tax)

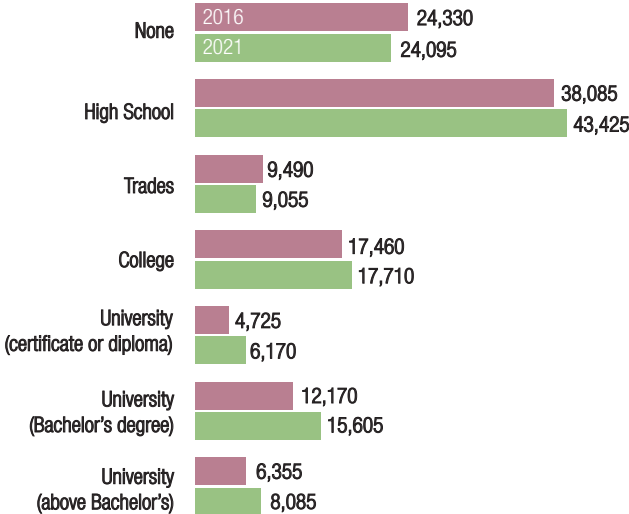


Low-Income definition

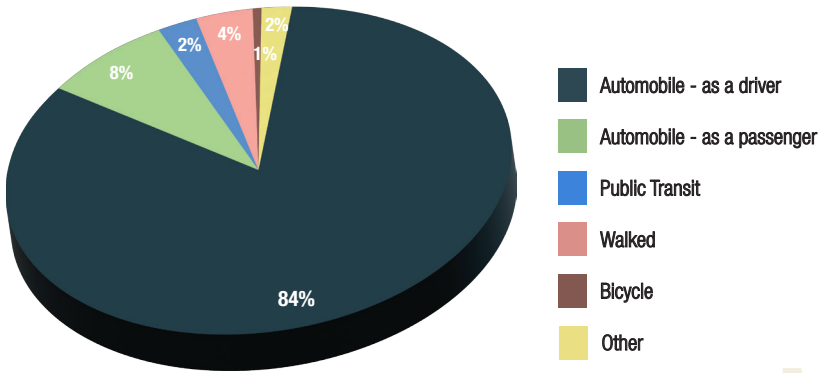
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

More people have attained higher education than 2016 levels.



Commute to Work



8% of residents commuted to work using alternative means of transport than an automobile, remaining consistent with 2016.

Occupation

Health Care and Social Assistance and Construction saw an increase, while Manufacturing saw a decrease.

Industry	2016	2021
Retail Trade	10.8%	11.6%
Health Care and Social Assistance	9.9%	11.5%
Construction	9.7%	10.7%
Manufacturing	10.0%	9.3%
Transportation and Warehousing	8.5%	8.9%

Language

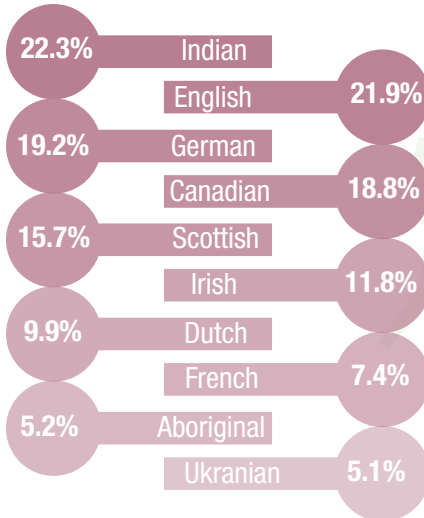
34.4%
of residents know a non-official language.

66% of people who know a non-official language speak Punjabi,
up from 61% in 2016.

Punjabi: 65.8%
German: 5.9%
Spanish: 2.6%

Korean: 7.2%
Tagalog: 5.8%

Ethnicity

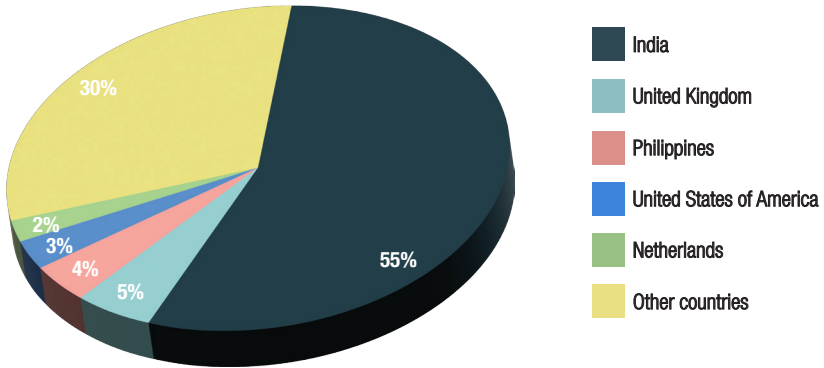


40.2% of Abbotsford residents
are of a visible minority group.

Statistics Canada defines visible
minorities as "persons, other
than Aboriginal peoples, who are
non-Caucasian in race or non-
white in colour".

Immigration

Immigration by Birthplace



Period of Immigration

Time period of granted immigration status:

Before 1980	17%
1980-1990	10%
1991-2000	20%
2001-2010	26%
2011-2021	27%