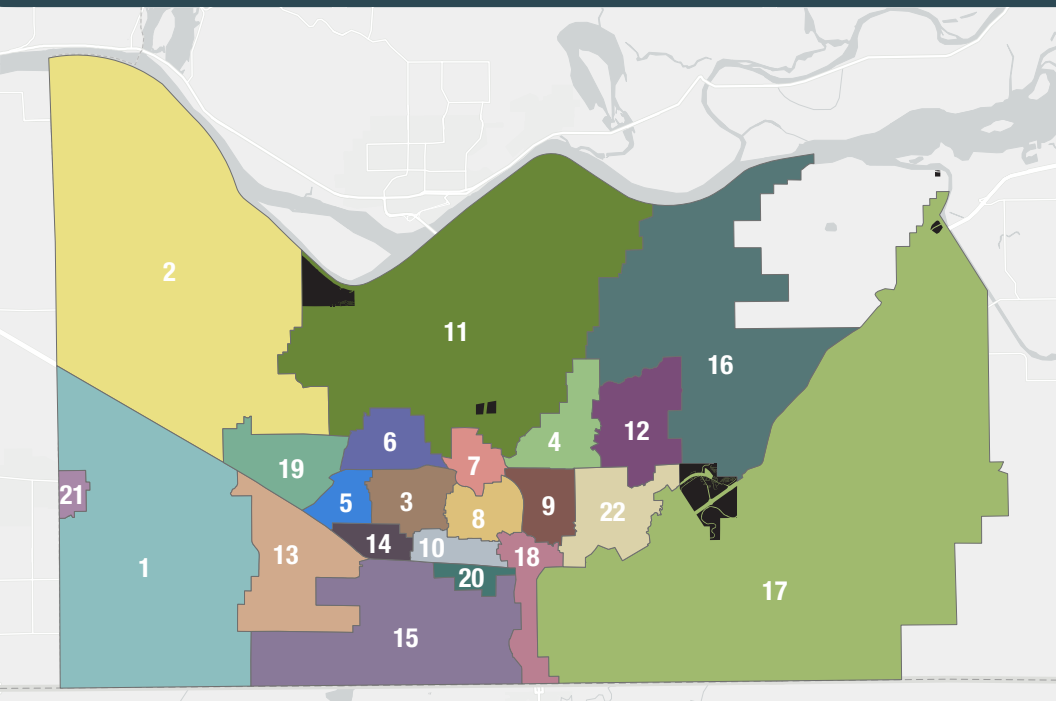


City of Abbotsford Demographic Profiles 2024



- | | | |
|-------------------------|-------------------------|--------------------------|
| 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 | ■ First Nations Reserves |
| 7. Hazelwood | 16. Sumas Mountain | |
| 8. Historic Downtown | 17. Sumas Prairie | |
| 9. Immel - McMillan | 18. Sumas Way | |

Sources: 2016 and 2021 Census

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

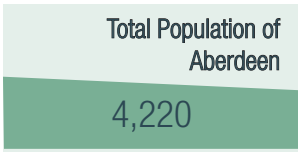
The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles. While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand this possibility, and if an error is found, consider informing the Planning & Development Services department so it can be corrected.

Aberdeen

Located in the southwest corner of Abbotsford and covers 43 km². Majority of the land is used for agricultural production. The area includes Pepin Brook community, Aldergrove Regional Park, and the Fraser Highway.



Population



16.6% of Aberdeen residents are children

16.9% of Aberdeen residents are elderly



Median Age

Aberdeen



Abbotsford

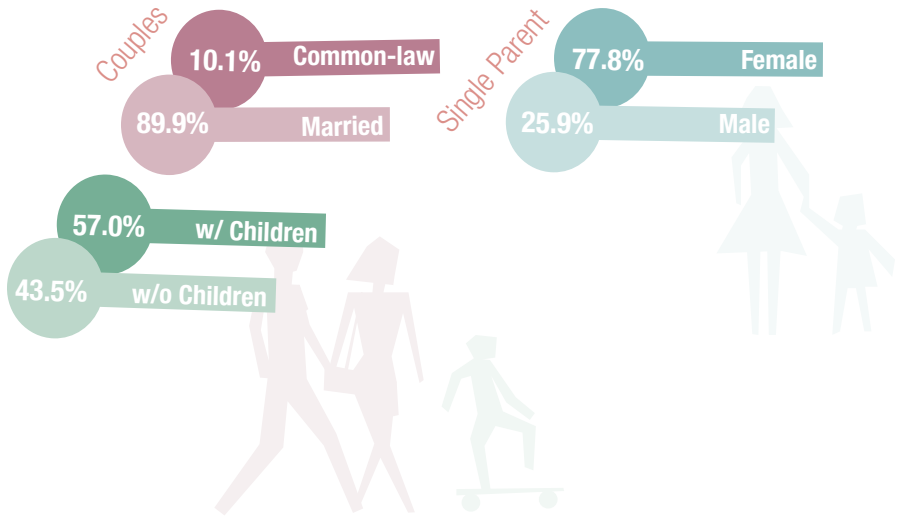


Household Size

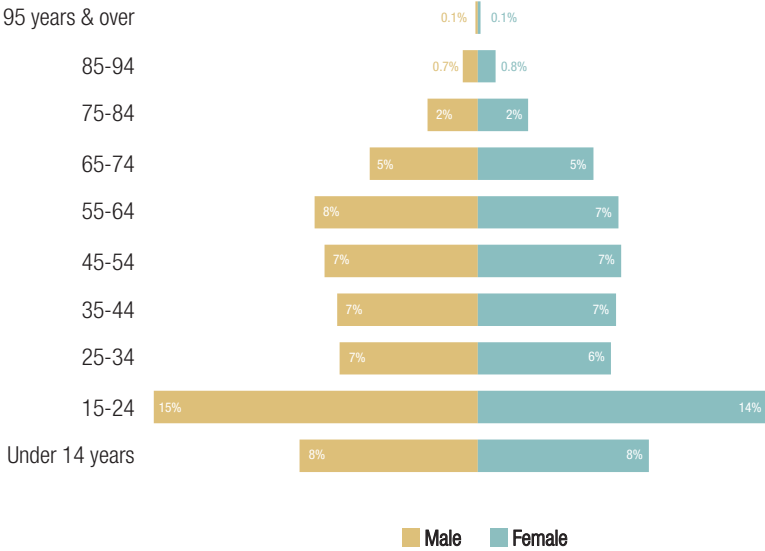
The average household size in Aberdeen is 3.5



Family Structure



Age Distribution



Housing Types

Single-detached house **83%**

Semi-detached house **1%**

Row house **4%**

Apartment or flat in a duplex **11%**

Other single-attached house **1%**

Average House Value

2016

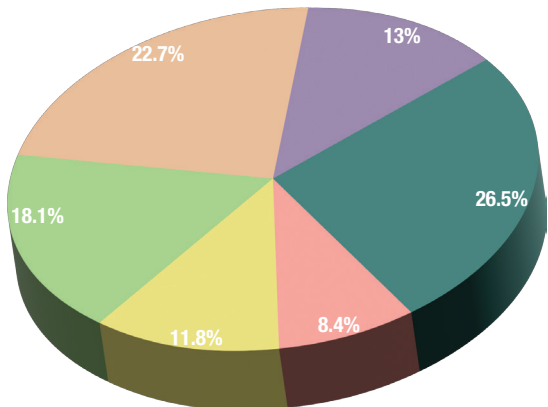
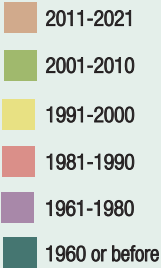
\$849,743

Average House Value

2021

\$1,612,000

Construction Period



Rent/Own

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

Rented Dwellings

Average monthly rent

2016: \$869

2021: \$1,680

In 2016, 23.3% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent rose to 30.4%.

Owned Dwellings

Average monthly payments

2016: \$1,946

2021: \$2,228

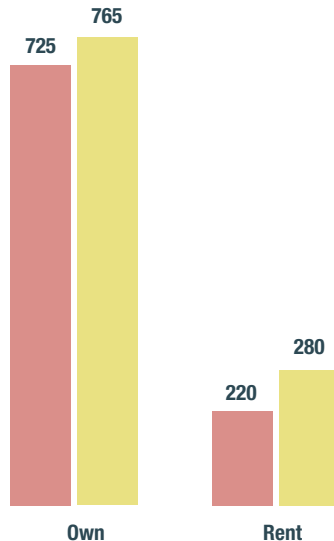
In 2016, 21.2% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments rose to 24.8%.

Dwelling Tenure

The number of people owning versus renting.

2021

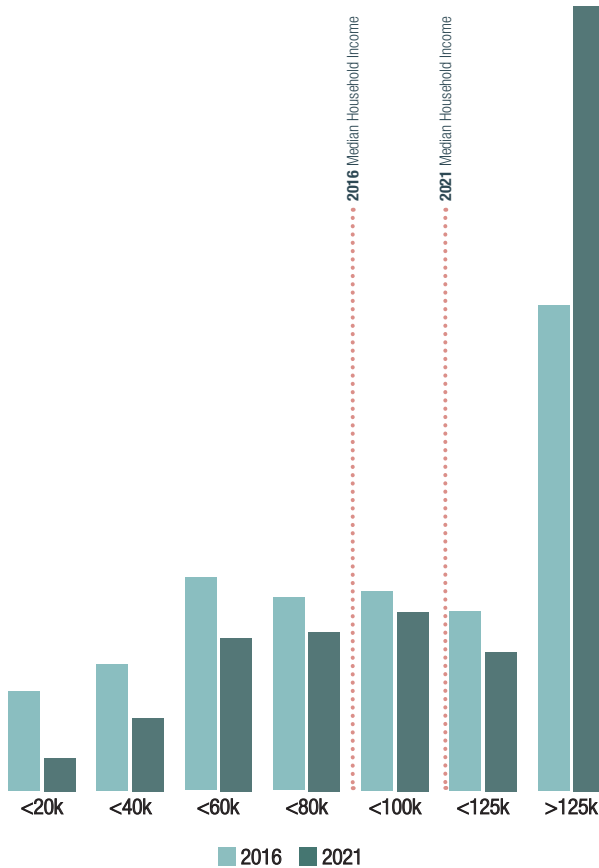
2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 29%.



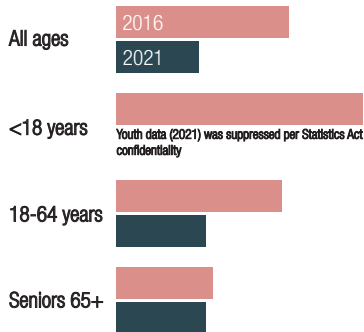
Median Individual Income

Since 2016, individual incomes have risen by approximately 27%.

2016: **\$30,158**

2021: **\$38,400**

Total low-income residents (after tax)



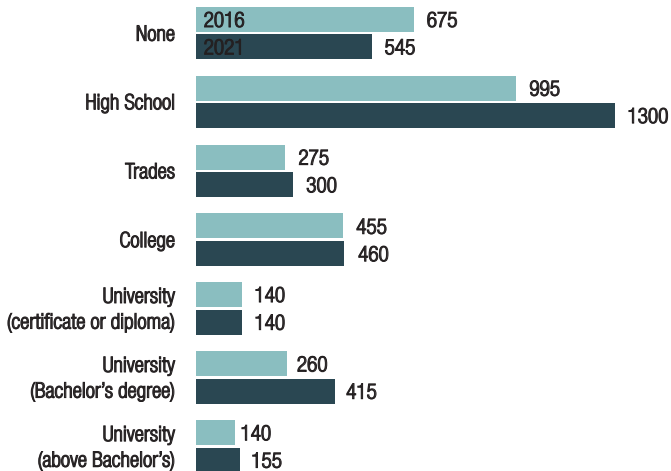
Youth data (2021) was suppressed per Statistics Act confidentiality

Low-Income definition

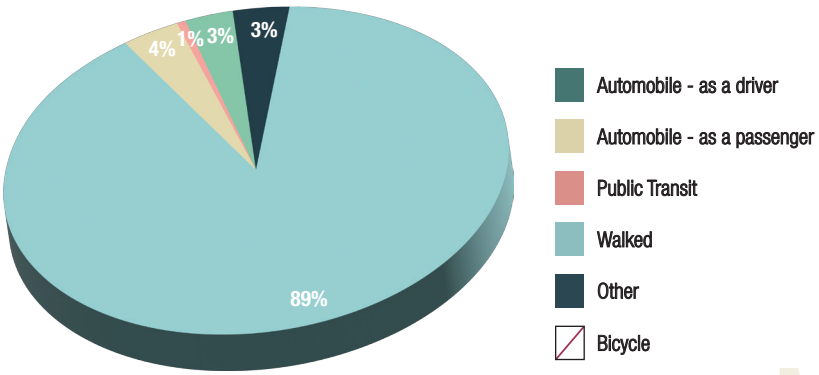
A household is considered "low income" if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

More people have attained higher education than 2016 levels.



Commute to Work



7% of residents commuted to work using alternative means of transport than an automobile, up from 6% in 2016.

Occupation

Construction and Health Care and Social Assistance saw an increase, while Agriculture, Forestry, Fishing, Hunting and Manufacturing saw a decrease.

Industry	2016	2021
Construction	10.8%	14.7%
Agriculture, Forestry, Fishing, Hunting	12.8%	11.8%
Health Care and Social Assistance	8.6%	9.8%
Transportation	10.1%	9.4%
Manufacturing	12.8%	8.7%

Language

34.4%
of residents know a non-official language.

34% of people who know a non-official language speak Punjabi, down from 39% in 2016.

Punjabi: 70.2%

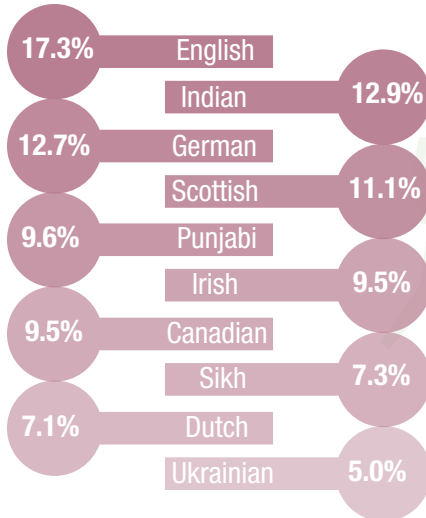
Spanish: 1.7%

Vietnamese: 7.3%

Dutch: 1.4%

German: 4.8%

Ethnicity

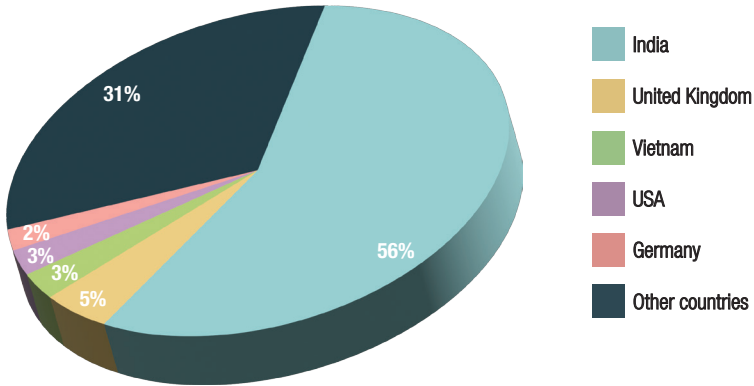


38.8% of Aberdeen residents are of a visible minority group.

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	21%
1980-1990	16%
1991-2000	30%
2001-2010	16%
2011-2021	17%