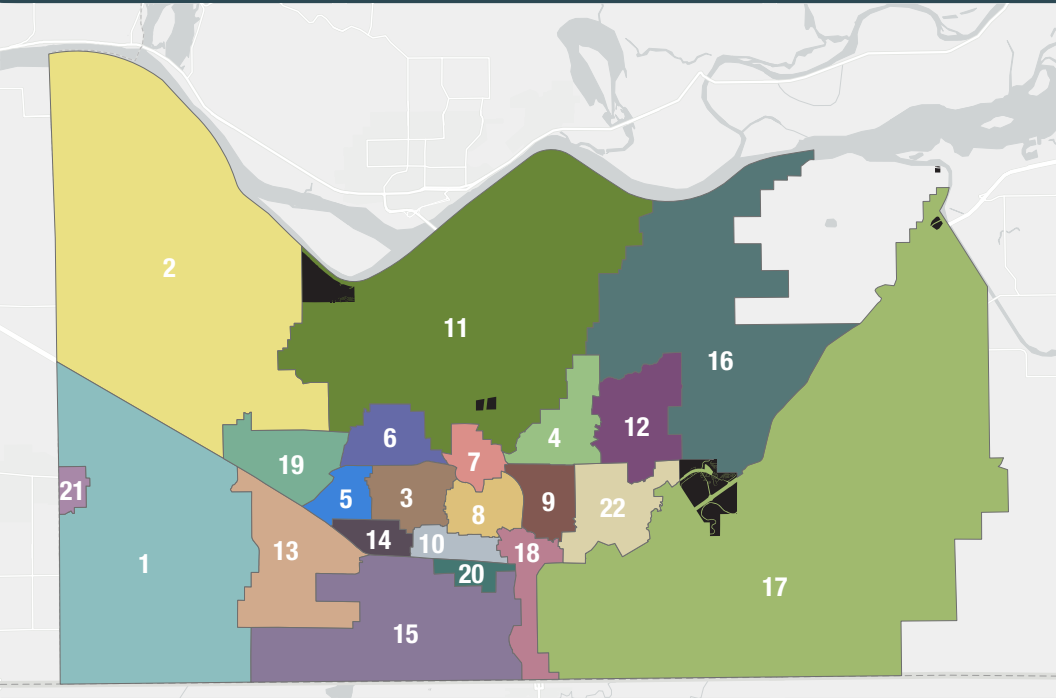


City of Abbotsford Demographic Profiles 2024



- | | | |
|-------------------------|-------------------------|---------------------|
| 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

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

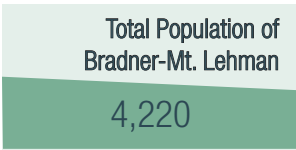
The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles. While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand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

Bradner - Mt. Lehman

Located in the northwest corner of Abbotsford and covers 65 km². Majority of the land is used for agricultural production, including some wineries. The Fraser River is the northern edge and provide outdoor amenities such as Heritage Landing Park.

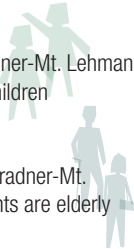


Population



18% of Bradner-Mt. Lehman residents are children

18.8% of Bradner-Mt. Lehman residents are elderly



Median Age

Bradner-Mt. Lehman



Abbotsford

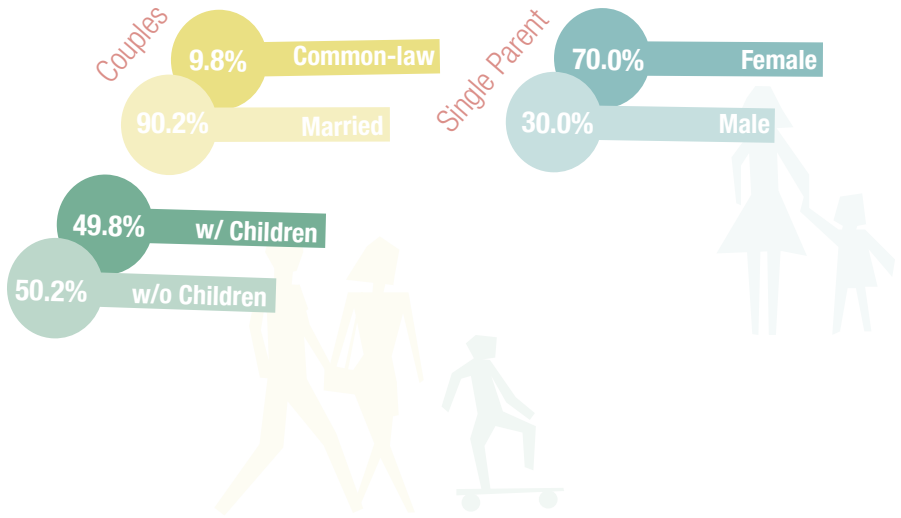


Household Size

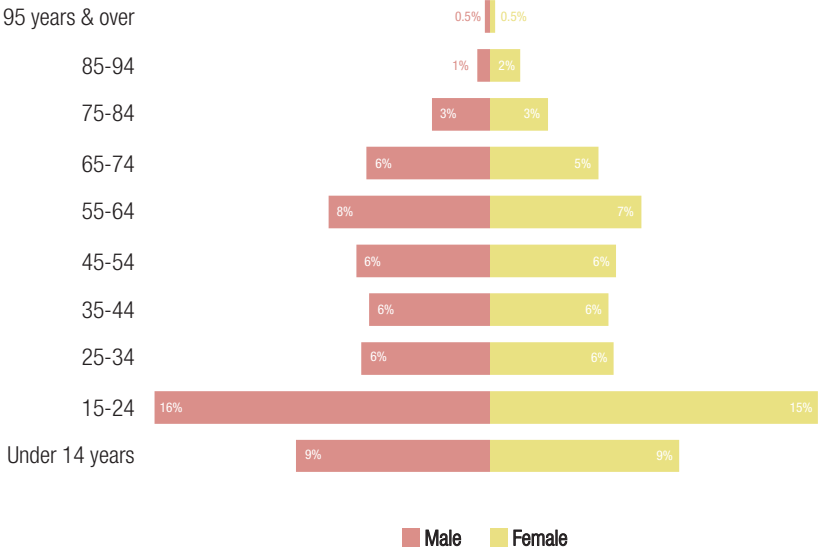
The average household size in Bradner-Mt. Lehman is **3.2**



Family Structure



Age Distribution



Housing Types

Single-detached house **86%**

Semi-detached house **1%**

Row house **1%**

Apartment or flat in a duplex **8%**

Apartment <5 storeys **1%**

Moveable dwelling **3%**

Average House Value

2016

\$1,132,497

Average House Value

2021

\$1,896,000

Construction Period

2011-2021

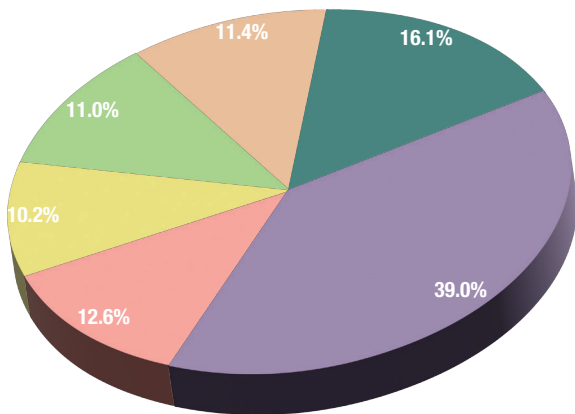
2001-2010

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: \$1,694

2021: \$1,924

In 2016, 20.1% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments lowered to 19.9%.

Rented Dwellings

Average monthly rent

2016: \$1,003

2021: \$1,585

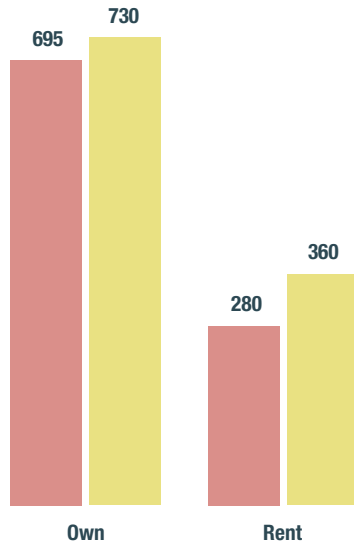
In 2016, 26.8% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent rose to 27.8%.

Dwelling Tenure

The number of people owning versus renting.

2021

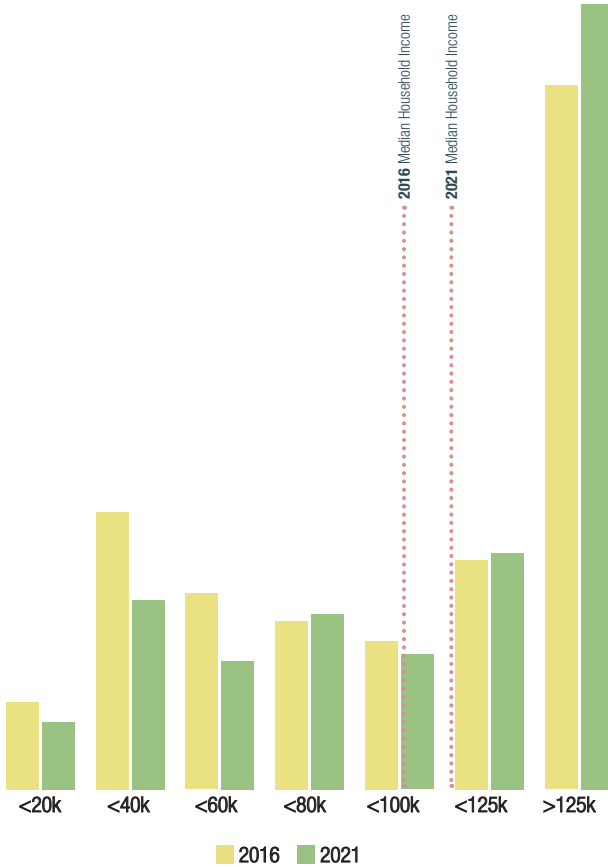
2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 11%.



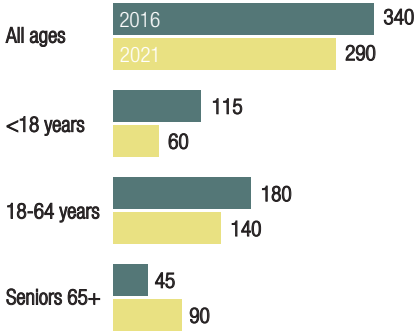
Median Individual Income

Since 2016, individual incomes have lowered by approximately 1%.

2016: **\$37,064**

2021: **\$36,800**

Total low-income residents (after tax)

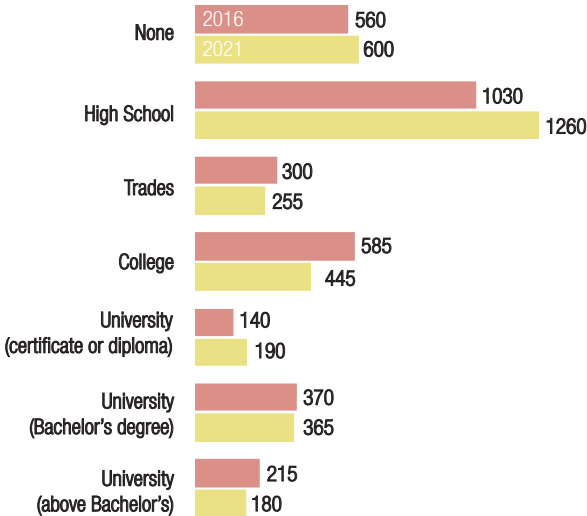


Low-Income definition

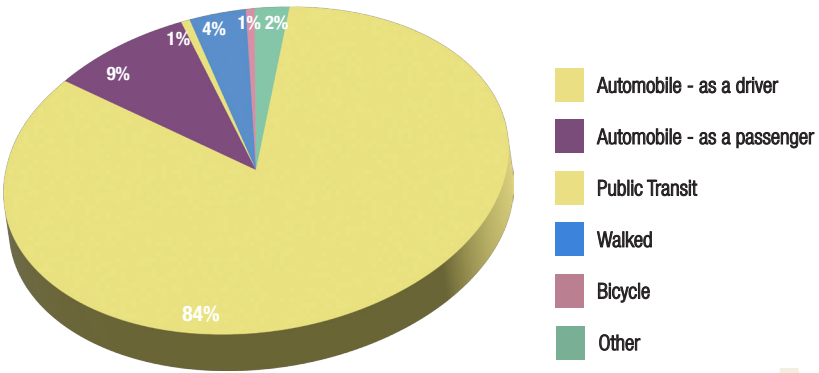
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

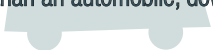
Fewer people have attained higher education than 2016 levels.



Commute to Work



7% of residents commuted to work using alternative means of transport other than an automobile, down from 8% in 2016.



Occupation

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

Industry	2016	2021
Construction	13.5%	19.1%
Agriculture, Forestry, Fishing, Hunting	15.4%	18.5%
Health Care and Social Assistance	7.6%	9.1%
Retail Trade	6.7%	7.7%
Manufacturing	11.5%	7.1%

Language

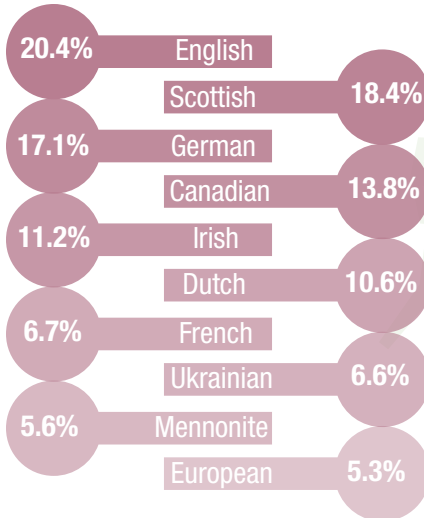
20.8%
of residents know a non-official language.

47% of people who know a non-official language speak Punjabi,
up from 33% in 2016.

Punjabi: 47.1%
German: 13.8%
Vietnamese: 8.6%

Dutch: 5.7%
Spanish: 4.0%

Ethnicity

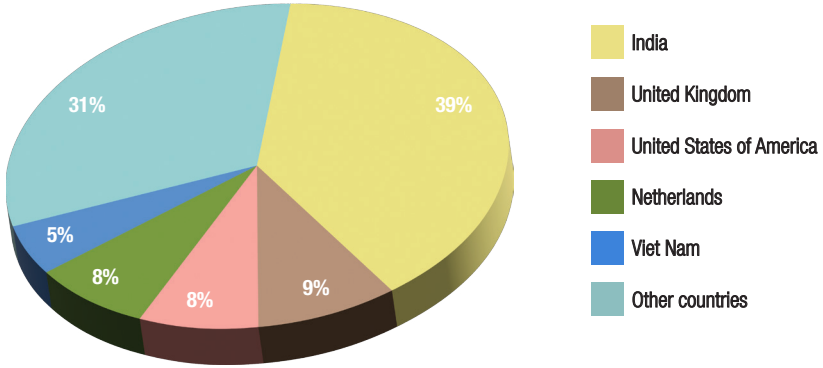


20.8% of Bradner-Mt. Lehman residents are of a visible minority group.

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	31%
1980-1990	14%
1991-2000	24%
2001-2010	24%
2011-2021	8%