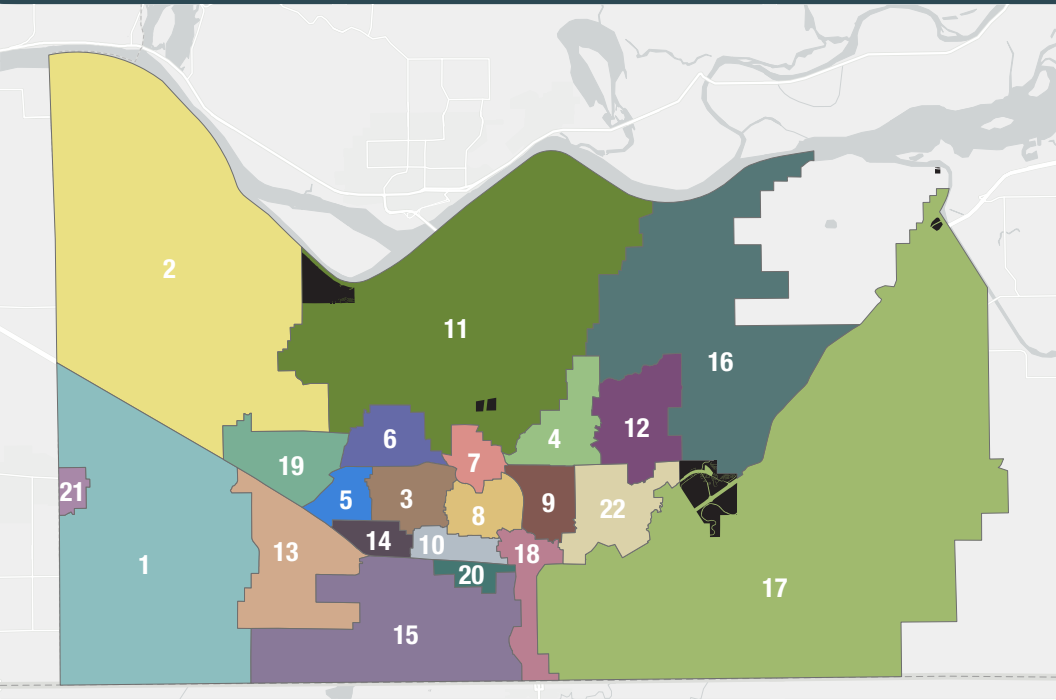


City of Abbotsford Demographic Profiles 2024



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

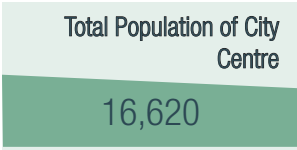
The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles. While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand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

City Centre

Located in the centre of Abbotsford, this area is subject to the City Centre Neighbourhood Plan, and is a city-wide hub for goods and services, as West Oaks Mall and Seven Oaks Mall are located here. Also, Mill Lake Park is at the southern edge of the community.



Population



12.6% of City Centre residents are children



30.5% of City Centre residents are elderly



Median Age

City Centre



Abbotsford

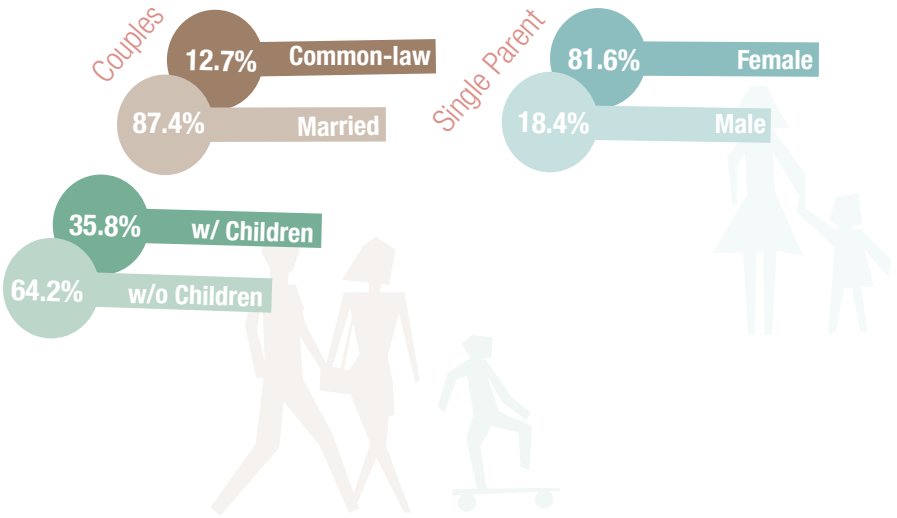


Household Size

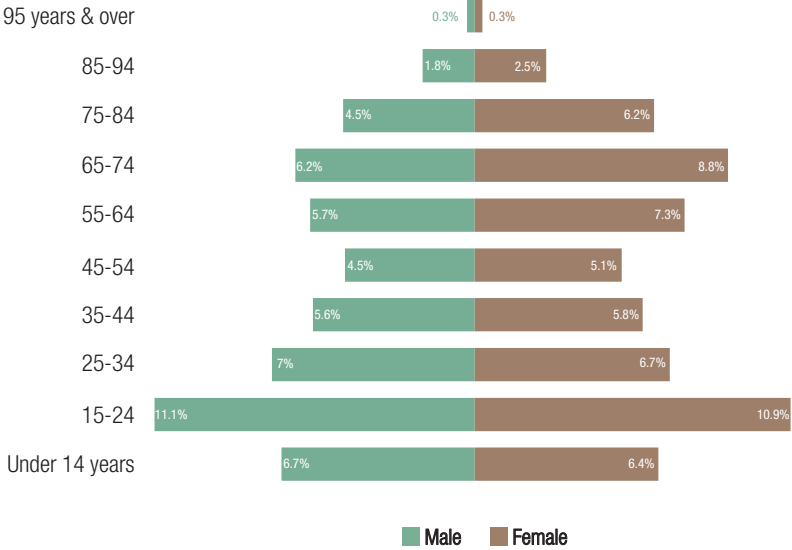
The average household size in City Centre is 2.1



Family Structure



Age Distribution



Housing Types

Single-detached house	9%
Semi-detached house	0.5%
Row house	16%
Apartment or flat in a duplex	5%
Apartment <5 storeys	62%
Apartment >5 storeys	8%







Average House Value
2016

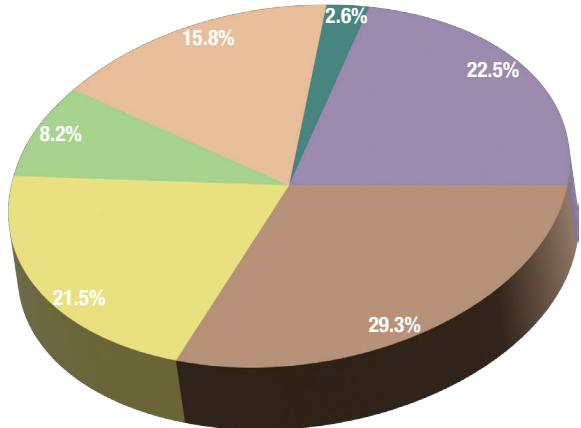
\$268,210

Average House Value
2021

\$465,200

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: \$893

2021: \$1,162

In 2016, 17.3% 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 18.6%.

Rented Dwellings

Average monthly rent

2016: \$960

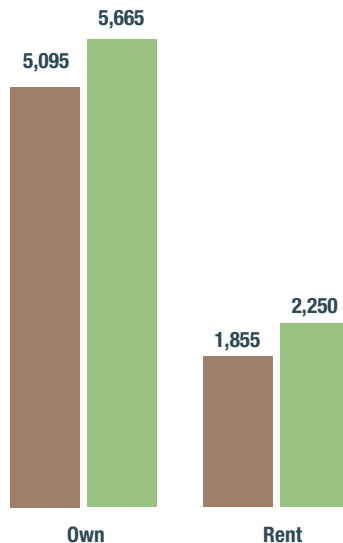
2021: \$1,203

In 2016, 43.2% 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 35.7%.

Dwelling Tenure

2021

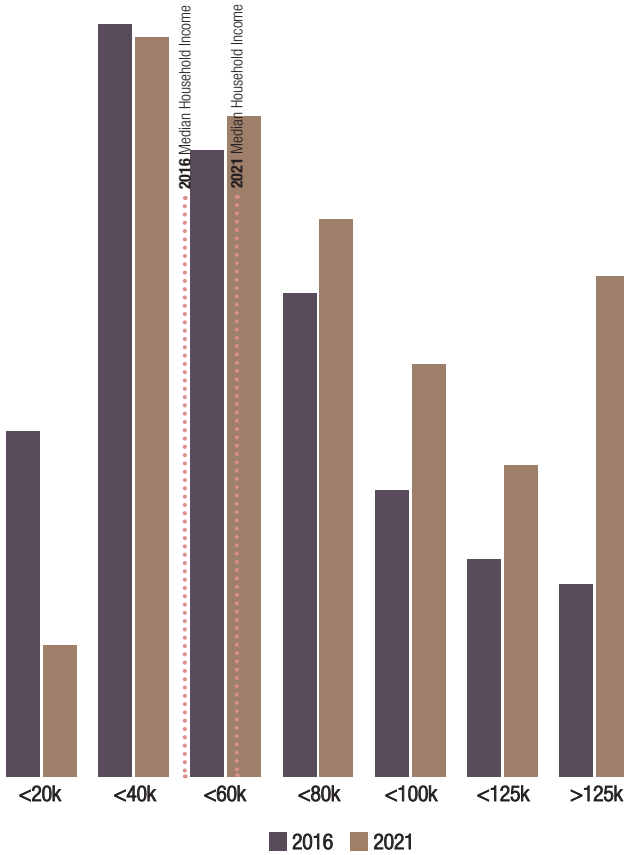
2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 25%.



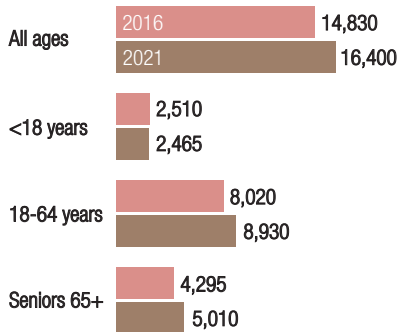
Median Individual Income

Since 2016, individual incomes have increased by approximately 24%.

2016: **\$26,802**

2021: **\$33,200**

Total low-income residents (after tax)

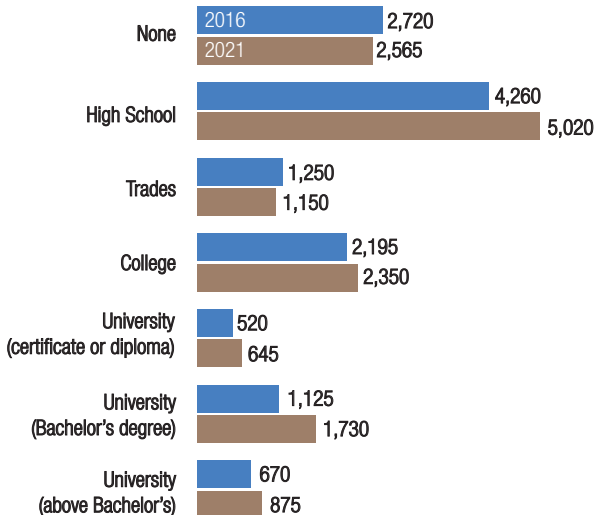


Low-Income definition

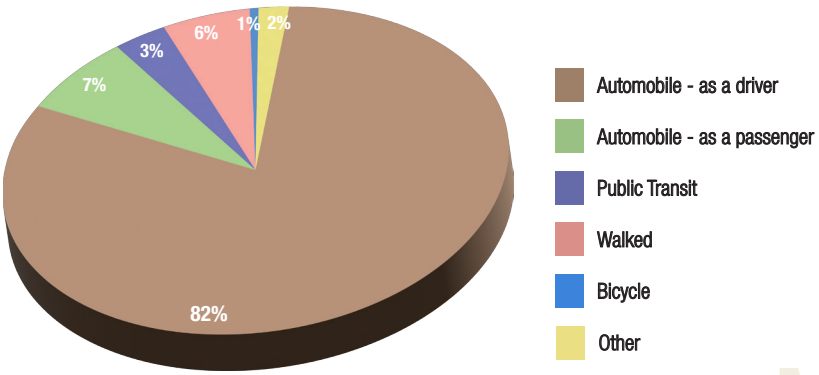
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

Fewer people have attained higher education than 2016 levels.



Commute to Work



11% of residents commuted to work using alternative means of transport than an automobile, down from 12% in 2016.



Occupation

Retail Trade, Health Care and Social Assistance, and Transportation and Warehousing saw an increase.

Industry	2016	2021
Retail Trade	12.1%	13.2%
Health Care and Social Assistance	10.6%	12.8%
Manufacturing	10.0%	9.8%
Construction	9.9%	9.5%
Transportation and Warehousing	7.0%	8.6%

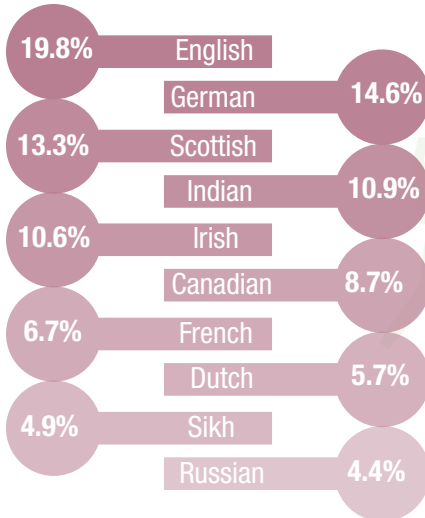
Language

31.4%
of residents know a non-official language.

45% of people who know a non-official language speak Punjabi, up from 35% in 2016.

Punjabi: 44.9%	Korean: 3.8%
German: 12.1%	Dutch: 3.8%
Tagalog: 4.8%	

Ethnicity

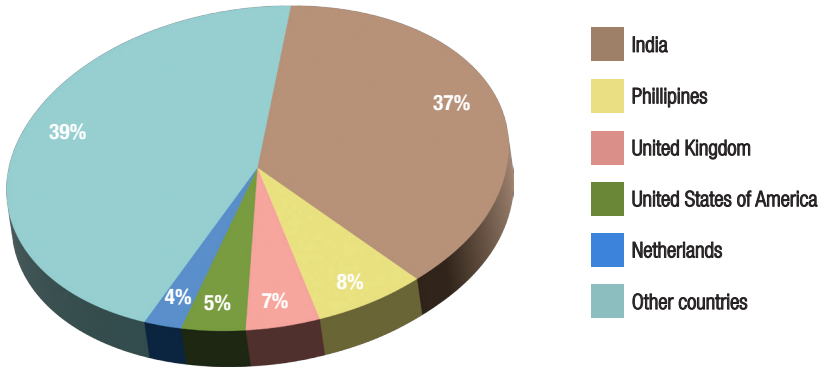


32.2% of City Centre residents are of a visible minority group.

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	26%
1980-1990	8%
1991-2000	14%
2001-2010	22%
2011-2021	30%