City of Abbotsford Demographic Profiles 2024

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

■ First Nations Reserves

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.

Clayburn

The Clayburn community is historically significant to Abbotsford, as the thriving brick industry began the growth of the city during the early 1900s. There are original brick homes, a community store, church, and schoolhouse within the village today.

Population

Total Population of Clayburn
11,755
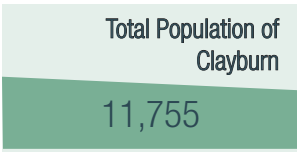
21.1% of Clayburn residents are children

13.7% of Clayburn residents are elderly

Median Age

Clayburn

2016 **41.6**   **2021** **38.8**

Abbotsford

2016 **39.0**   **2021** **39.6**

Household Size

The average houshold size in Clayburn is **3.1**

Family Structure

Couples

8.6% Common-law

91.3% Married

59.8% w/ Children

40.6% w/o Children

Single Parent

78.1% Female

20.5% Male

Age Distribution

Age	Male	Female
95 years & over	0.04%	0.04%
85-94	0.5%	0.6%
75-84	2%	2%
65-74	4%	5%
55-64	7%	7%
45-54	7%	7%
35-44	7%	7%
25-34	5%	5%
15-24	18%	17%
Under 14 years	11%	10%

■ Male ■ Female
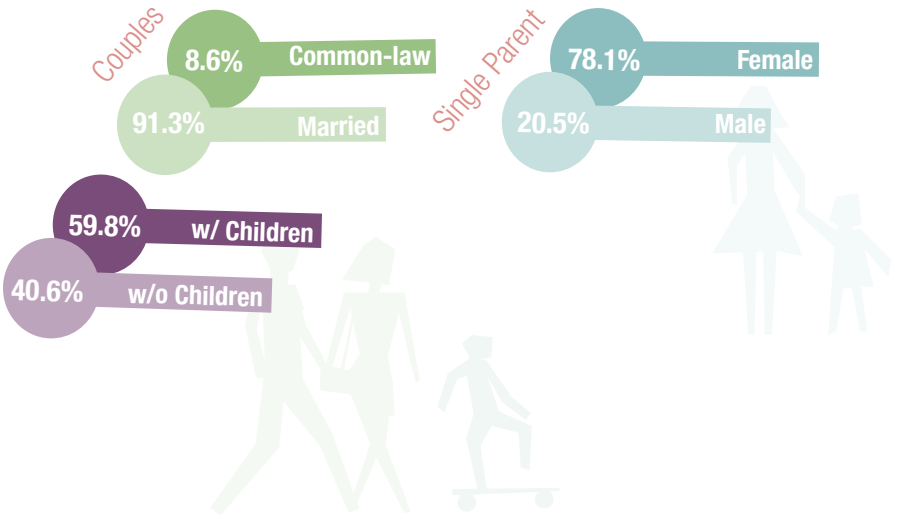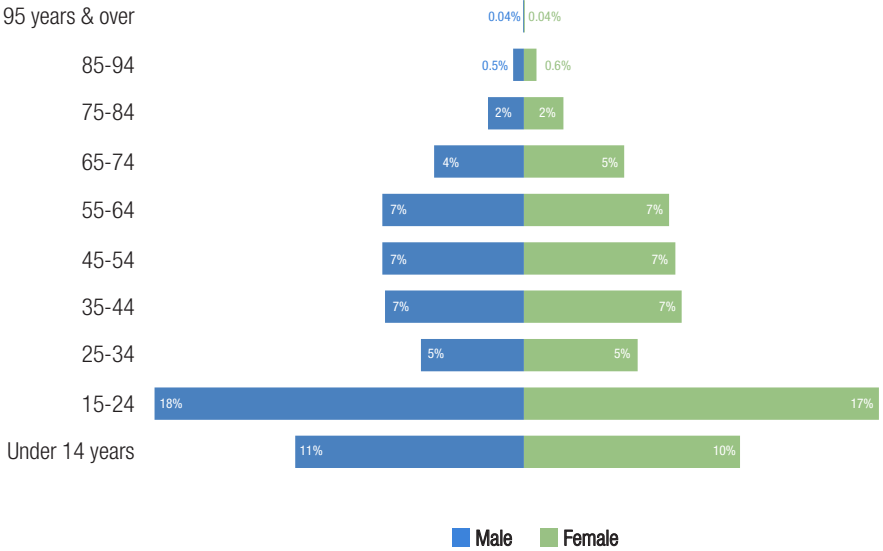
Housing Types

Single-detached house	56%
Semi-detached house	7%
Row house	7%
Apartment or flat in a duplex	28%
Apartment <5 storeys	1%

Average House Value
2016

$559,220

Average House Value
2021

$961,000
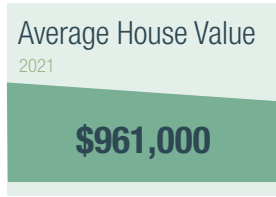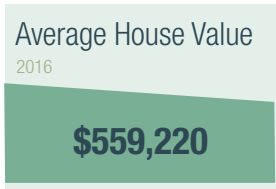
Construction Period

- 2011-2021
- 2001-2010
- 1991-2000
- 1981-1990
- 1961-1980
- 1960 or before

5.7%
0.8%
22.8%
17.9%
21.7%
31.1%
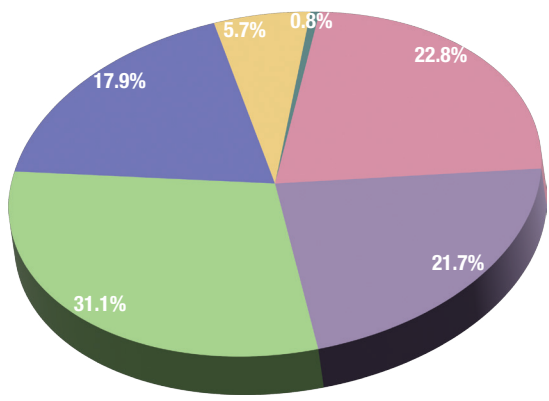
Rent/Own

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 unnaffordable payments increased to 15.2%.
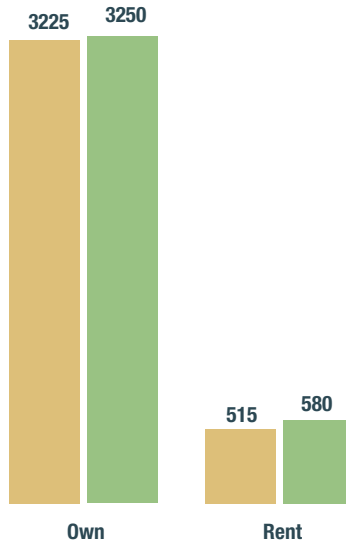
Rented Dwellings

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 unnaffordable rent lowered to 25.9%.

Dwelling Tenure

- 2021
- 2016

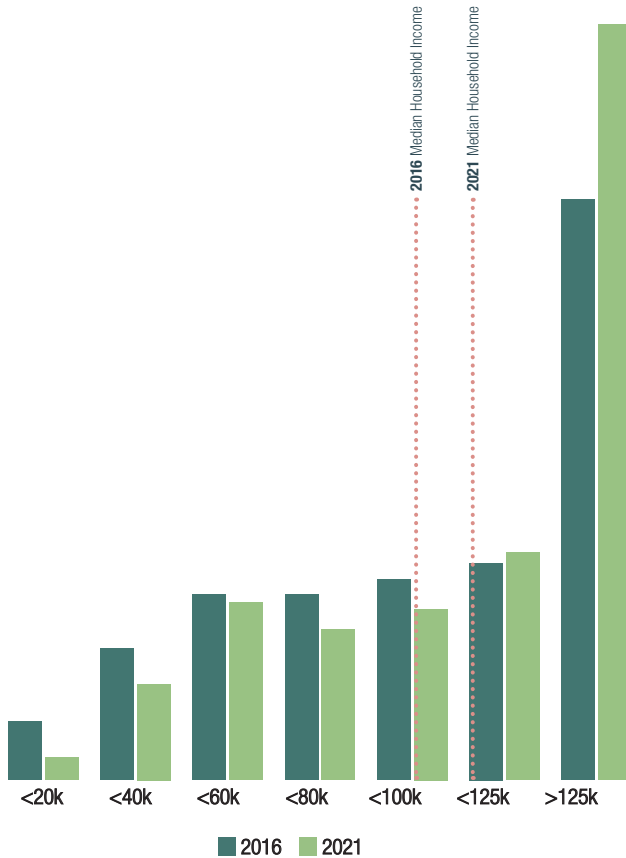|	Own	Rent
2016	3225	515
2021	3250	580

Income

Total Household Income

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

2016 Median Household Income

2021 Median Household Income

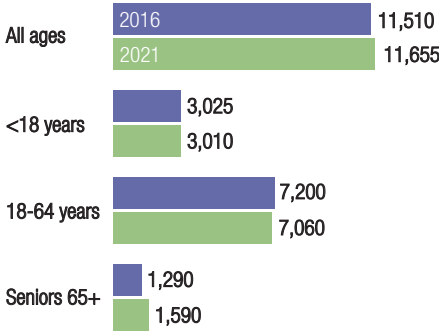<20k <40k <60k <80k <100k <125k >125k

■ 2016 ■ 2021

Median Individual Income

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

2016: **$56,148**
2021: **$44,800**

Total low-income residents (after tax)

All ages
- 2016: 11,510
- 2021: 11,655

<18 years
- 3,025
- 3,010

18-64 years
- 7,200
- 7,060

Seniors 65+
- 1,290
- 1,590

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.

None
- 2016: 1,255
- 2021: 1,050

High School
- 3,060
- 3,165

Trades
- 855
- 830

College
- 1,630
- 1,530

University (certificate or diploma)
- 370
- 505

University (Bachelor's degree)
- 1,190
- 1,440

University (above Bachelor's)
- 660
- 680

Commute to Work

- **Automobile - as a driver** — 89%
- **Automobile - as a passenger** — 6%
- **Public Transit** — 1%
- **Walked** — 2%
- **Bicycle** — 1%
- **Other** — 2%
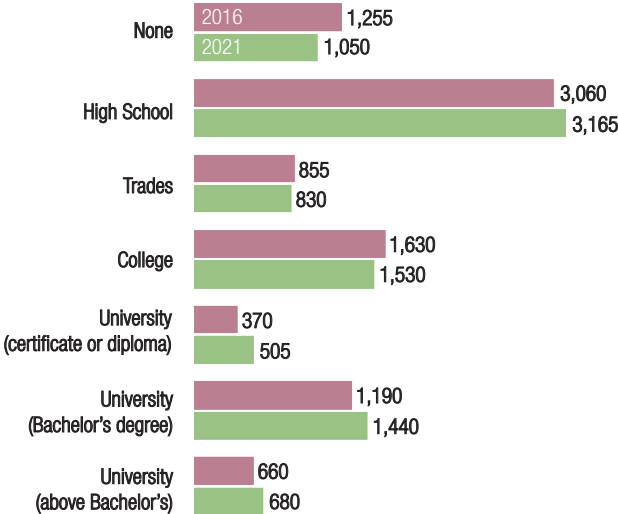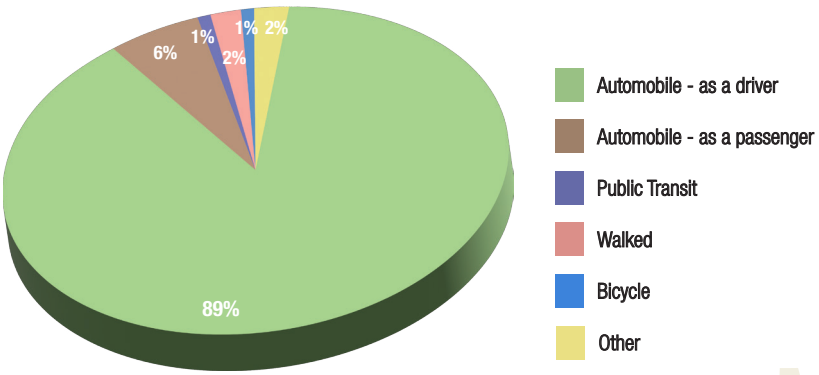
6% of residents commuted to work using alternative means of transport than an automobile, up from 5% in 2016.

Occupation

Health Care and Social Assistance and Manufacturing saw an increase.

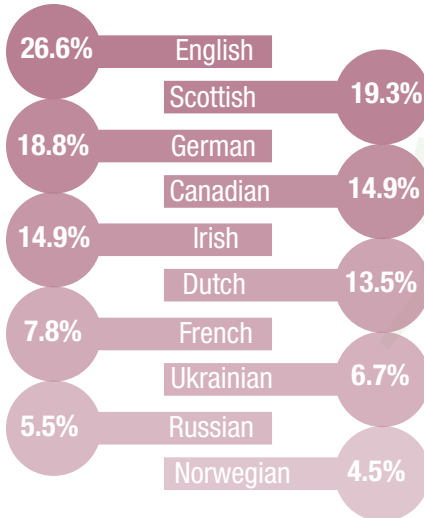| Industry	2016	2021
Health Care and Social Assistance	9.2%	12.1%
Educational Services	10.8%	11.2%
Retail Trade	10.7%	11.2%
Construction	11.2%	10.9%
Manufacturing	8.0%	9.4%

Language

12.4%
of residents know a non-official language.

25% of people who know a non-official language speak Punjabi, up from 19% in 2016.

Punjabi: 25.3%   Dutch: 7.2%
German: 11.6%   Mandarin: 5.8%
Korean: 10.3%

Ethnicity

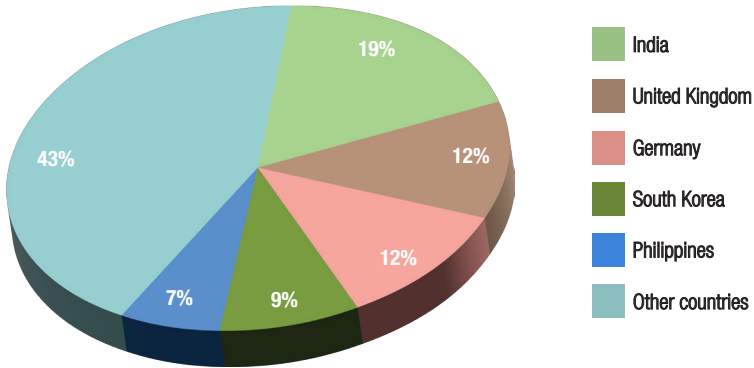| Ethnicity	Percentage
English	26.6%
Scottish	19.3%
German	18.8%
Canadian	14.9%
Irish	14.9%
Dutch	13.5%
French	7.8%
Ukrainian	6.7%
Russian	5.5%
Norwegian	4.5%

15.1% of Clayburn 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

Legend:
- India
- United Kingdom
- Germany
- South Korea
- Philippines
- Other countries

(India 19%, United Kingdom 12%, Germany 12%, South Korea 9%, Philippines 7%, Other countries 43%)

Period of Immigration

Time period of granted immigration status:

Before 1980	**26%**
1980-1990	**16%**
1991-2000	**12%**
2001-2010	**25%**
2011-2021	**21%**