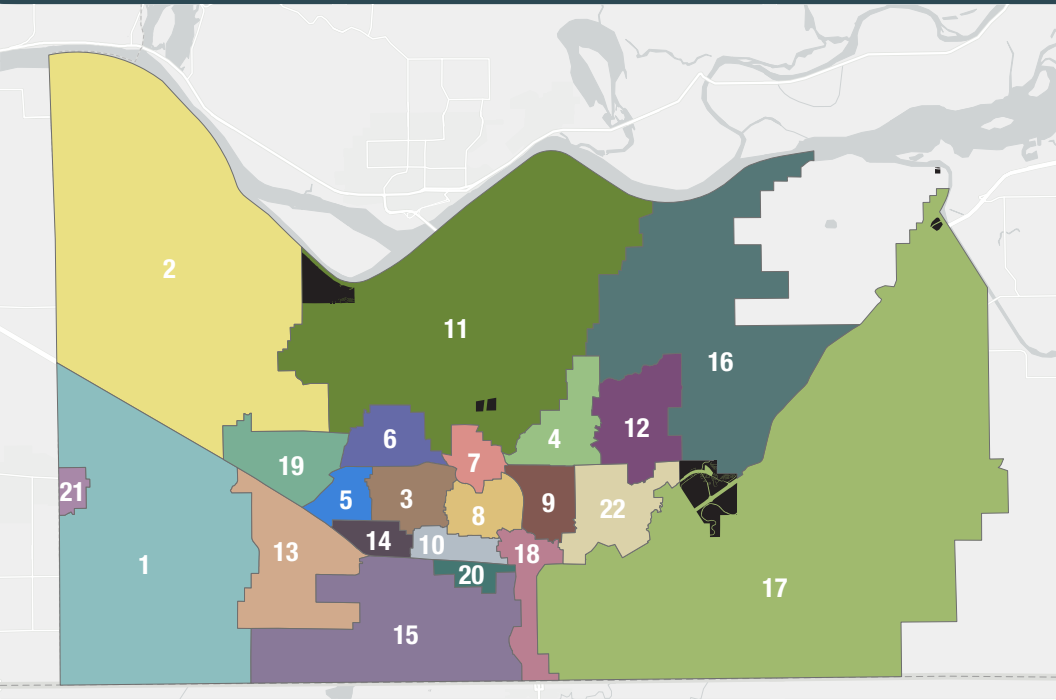


City of Abbotsford Demographic Profiles 2024



- | | | |
|-------------------------|-------------------------|--|
| 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.

Clearbrook

Located in west of City Centre, Clearbrook is a commercial and residential hub. Matsqui Recreational Centre and Fishtrap Creek Park offer recreational opportunities to the public.



Population



14.1% of Clearbrook residents are children

26.9% of Clearbrook residents are elderly



Median Age

Clearbrook



Abbotsford

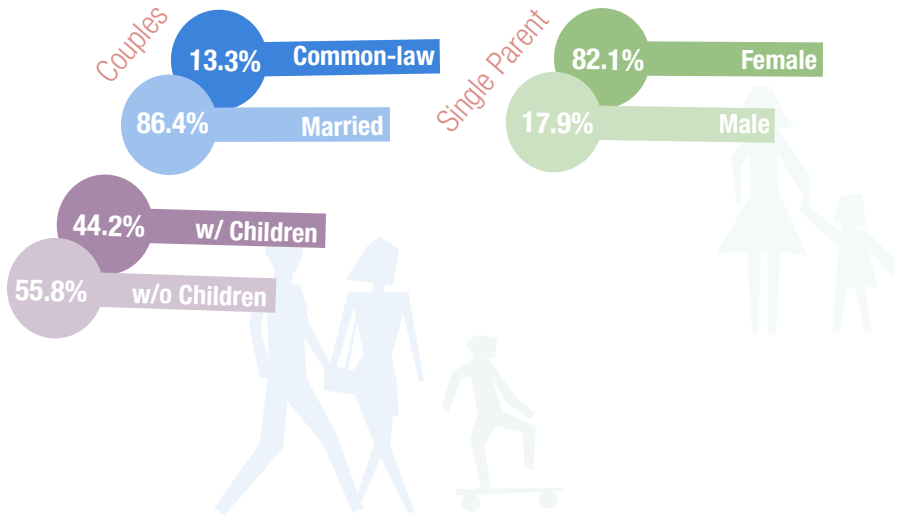


Household Size

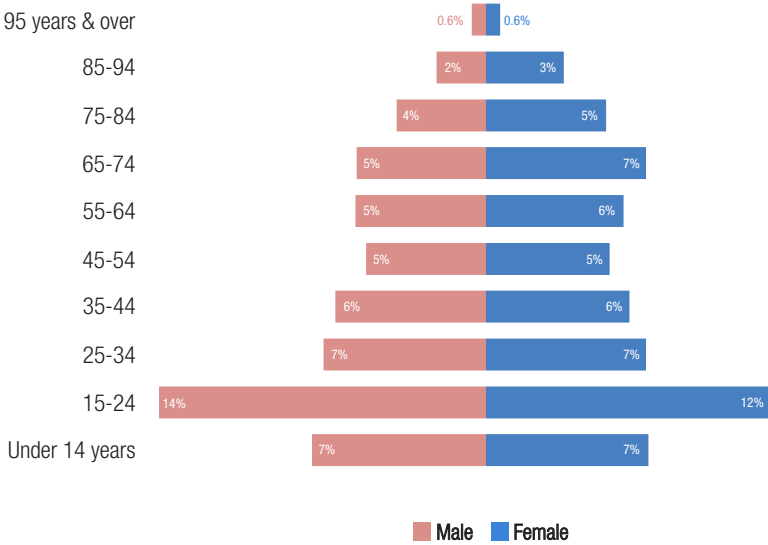
The average household size in Clearbrook is 2.4



Family Structure



Age Distribution



Housing Types

Single-detached house **19%**

Semi-detached house **0.4%**

Row house **0.3%**

Apartment or flat in a duplex **16%**

Apartment <5 storeys **56%**

Apartment >5 storeys **6%**

Moveable dwelling **2%**

Average House Value

2016

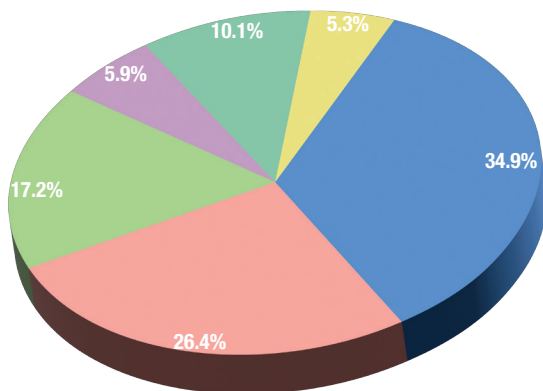
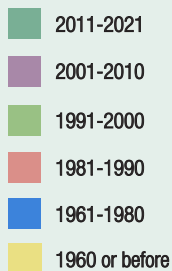
\$317,880

Average House Value

2021

\$596,000

Construction Period



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: \$955

2021: \$1,350

In 2016, 18.2% 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 22.6%.

Rented Dwellings

Average monthly rent

2016: \$965

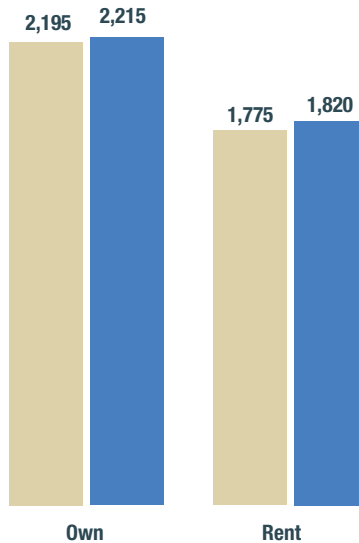
2021: \$1,261

In 2016, 43.4% 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 38.5%.

Dwelling Tenure

The number of people owning versus renting.

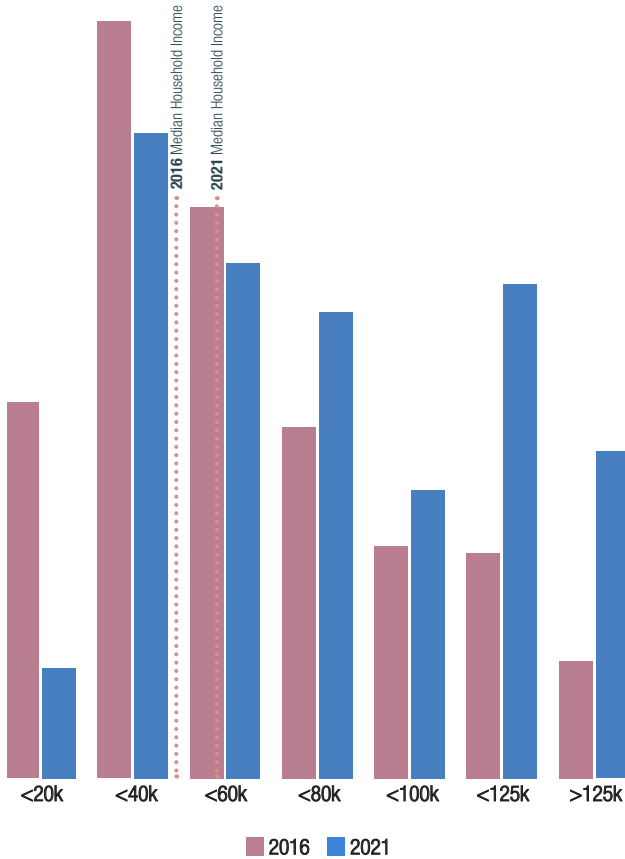
- 2021
- 2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 30%.



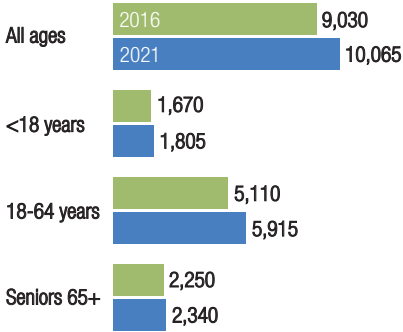
Median Individual Income

Since 2016, individual incomes have lowered by approximately 12%.

2016: **\$25,468**

2021: **\$28,400**

Total low-income residents (after tax)

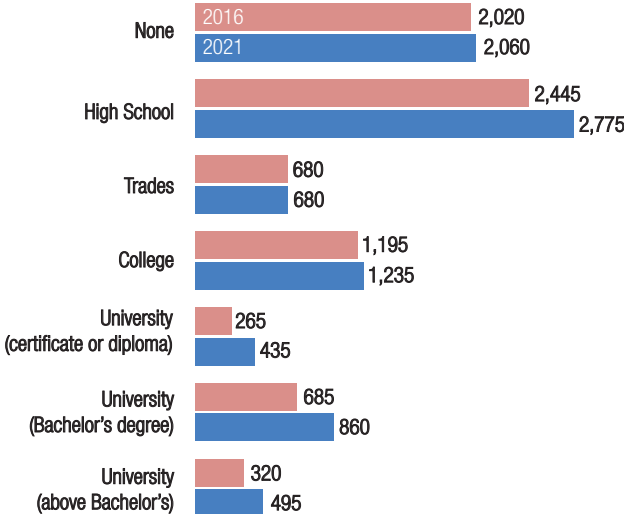


Low-Income definition

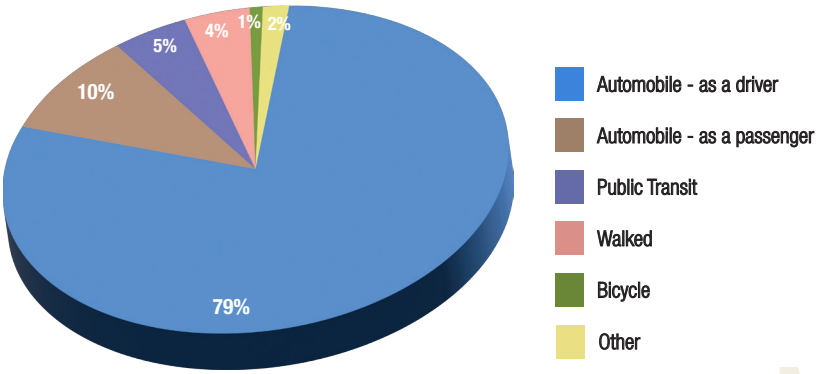
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

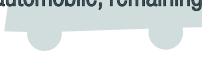
More people have attained higher education than 2016 levels.



Commute to Work



11% of residents commuted to work using alternative means of transport than an automobile, remaining consistent with 2016.



Occupation

Retail Trade, Health Care and Social Assistance, and Transportation and Warehousing saw an increase, while Construction saw a decrease.

Industry	2016	2021
Retail Trade	11.0%	13.4%
Health Care and Social Assistance	8.5%	11.2%
Transportation and Warehousing	9.1%	10.4%
Manufacturing	10.1%	10.4%
Construction	11.0%	9.3%

Language

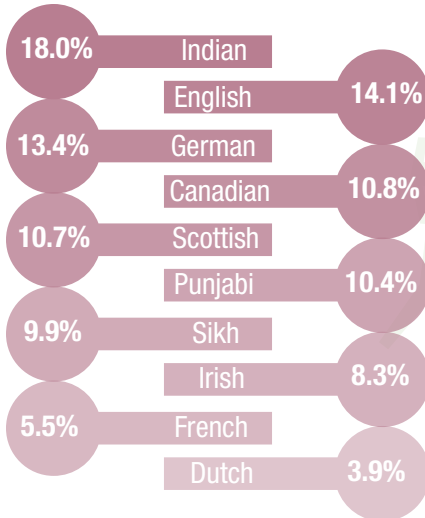
40.2%
of residents know a non-official language.

65% of people who know a non-official language speak Punjabi,
up from 42% in 2016.

Punjabi: 64.7%
German: 11.6%
Spanish: 3.0%

Tagalog: 2.6%
Hindi: 1.9%

Ethnicity

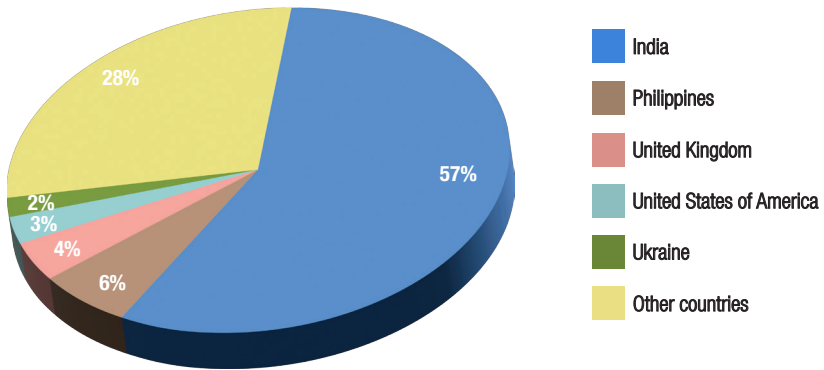


44.2% of Clearbrook residents
are of a visible minority group.

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	18%
1980-1990	8%
1991-2000	16%
2001-2010	29%
2011-2021	29%