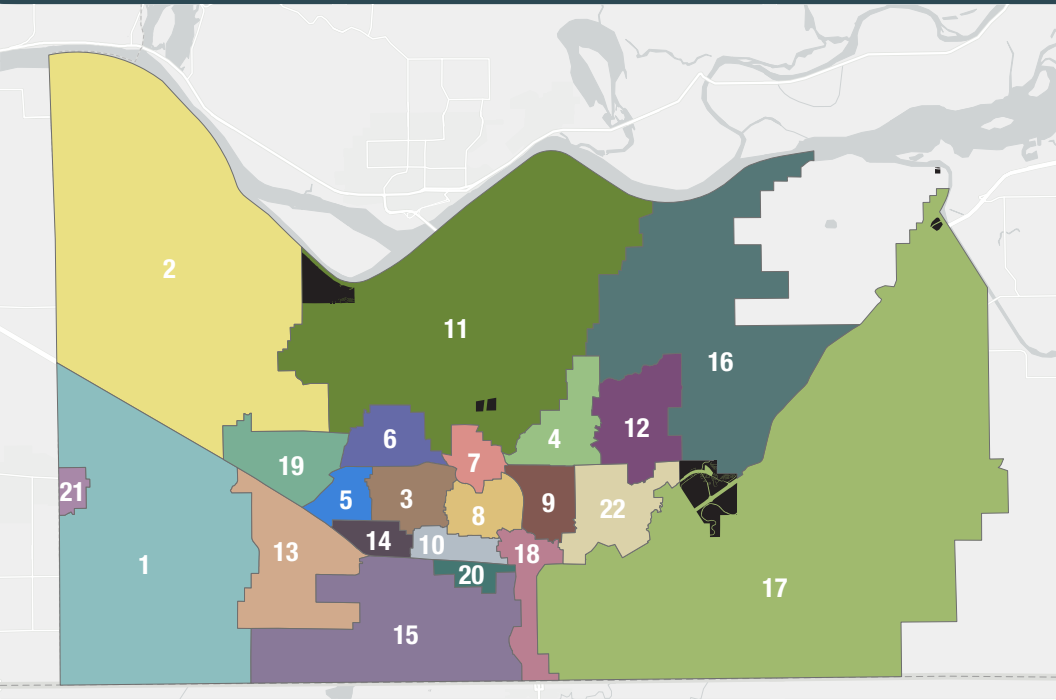


# City of Abbotsford Demographic Profiles 2024



- |                         |                         |                          |
|-------------------------|-------------------------|--------------------------|
| 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](http://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](mailto: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.

# Fairfield

Located in the north of City Centre, Fairfield has Abbotsford Exhibition Park and Clearbrook Park. This neighbourhood has many single-family homes.



## Population

Total Population of Fairfield

11,165

18.0% of Fairfield residents are children

18.7% of Fairfield residents are elderly



## Median Age

Fairfield

2016

41.6

2021

39.2

Abbotsford

2016

39.0

2021

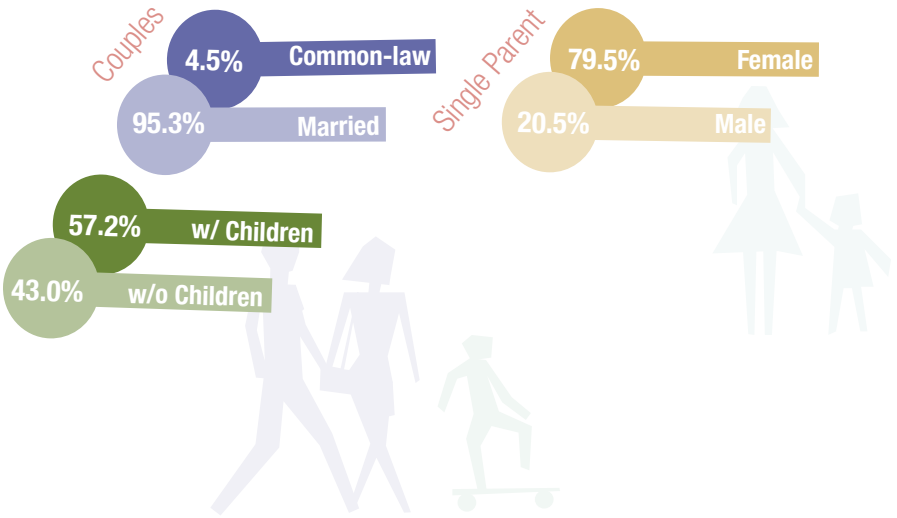
39.2

## Household Size

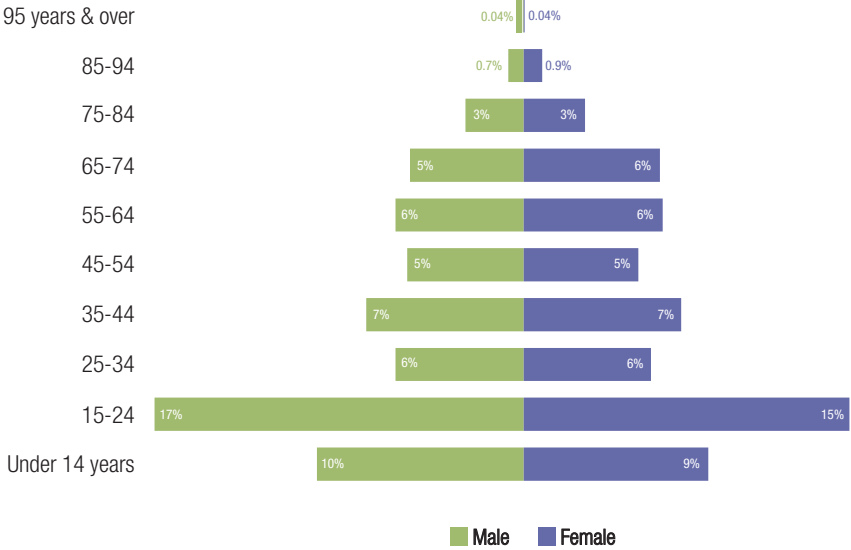
The average household size in Fairfield is 3.4



# Family Structure



# Age Distribution



## Housing Types

Single-detached house **46%**

Semi-detached house **3%**

Row house **7%**

Apartment or flat in a duplex **36%**

Apartment <5 storeys **3%**

Moveable dwelling **5%**

Average House Value

2016

**\$548,927**

Average House Value

2021

**\$885,000**

## Construction Period

2011-2021

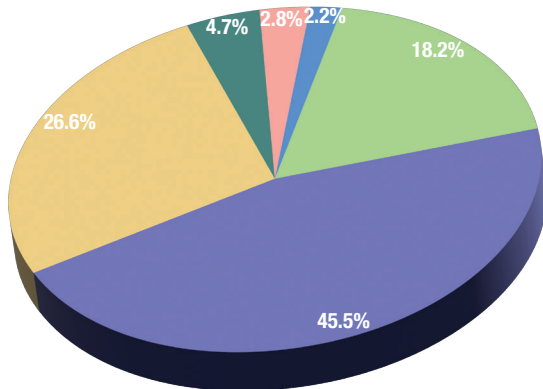
2001-2010

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: \$1,407

2021: \$1,688

In 2016, 20.7% 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 18.2%.

## Rented Dwellings

Average monthly rent

2016: \$916

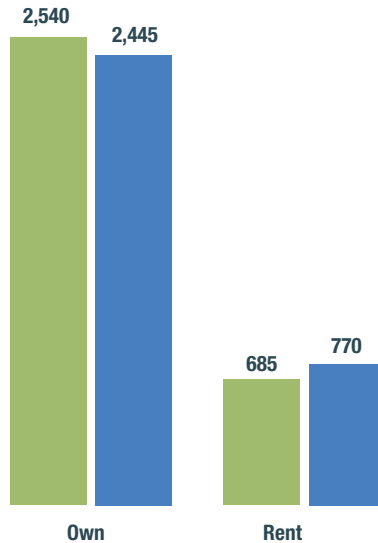
2021: \$1,296

In 2016, 31.6% 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 26.8%.

## Dwelling Tenure

2021

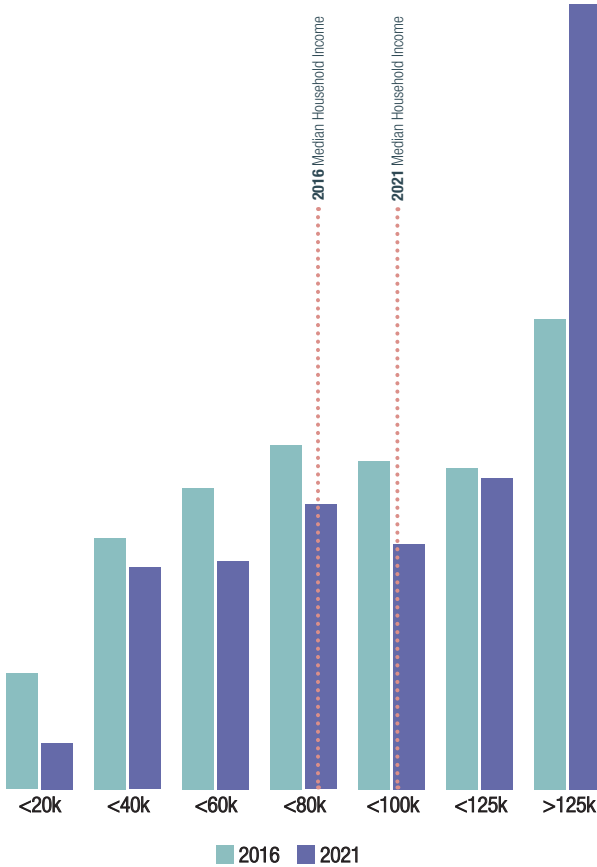
2016



# Income

## Total Household Income

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



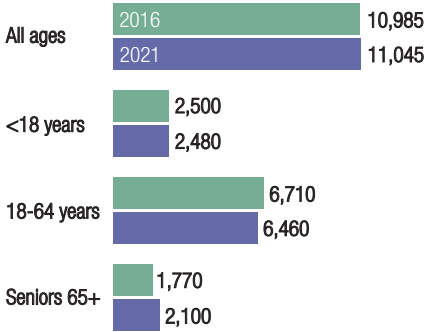
## Median Individual Income

Since 2016, individual incomes have lowered by approximately 18%.

2016: **\$25,854**

2021: **\$30,400**

## Total low-income residents (after tax)

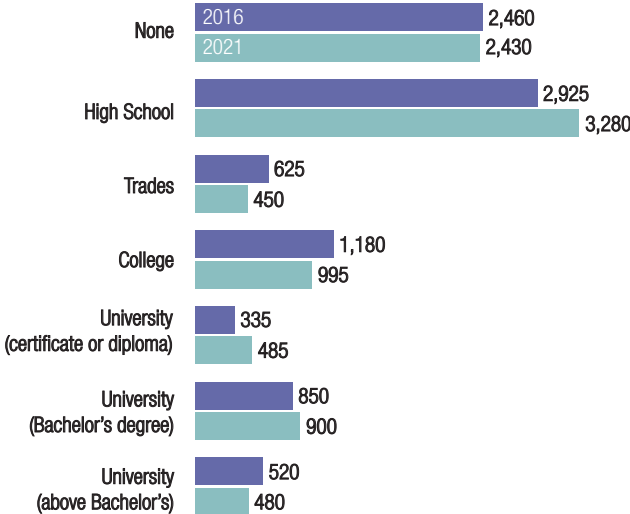


### Low-Income definition

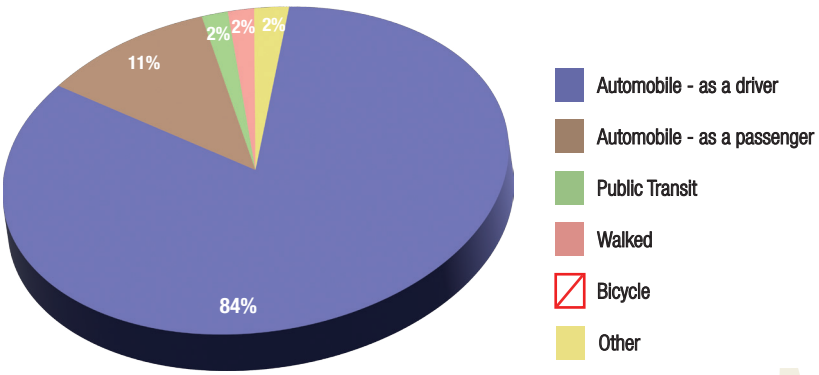
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

## Education

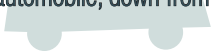
Fewer people have attained higher education than 2016 levels.



## Commute to Work



5% of residents commuted to work using alternative means of transport than an automobile, down from 6% in 2016.



## Occupation

Transportation and Warehousing and Health Care and Social Assistance saw an increase, while Manufacturing saw a decrease.

Industry	2016	2021
Transportation and Warehousing	10.4%	11.9%
Retail Trade	10.5%	11.1%
Health Care and Social Assistance	8.7%	11.0%
Manufacturing	12.0%	10.2%
Construction	9.0%	9.5%



## Language

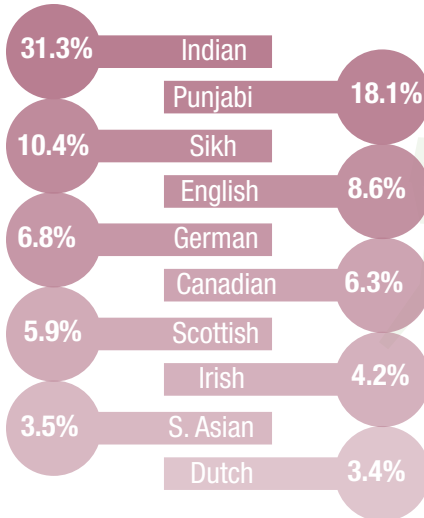
55.9%  
of residents know a non-official language.

84% of people who know a non-official language speak Punjabi,  
up from 82% in 2016.

Punjabi: 83.9%  
German: 3.2%  
Hindi: 1.4%

Vietnamese: 1.2%  
Spanish: 1.1%

## Ethnicity

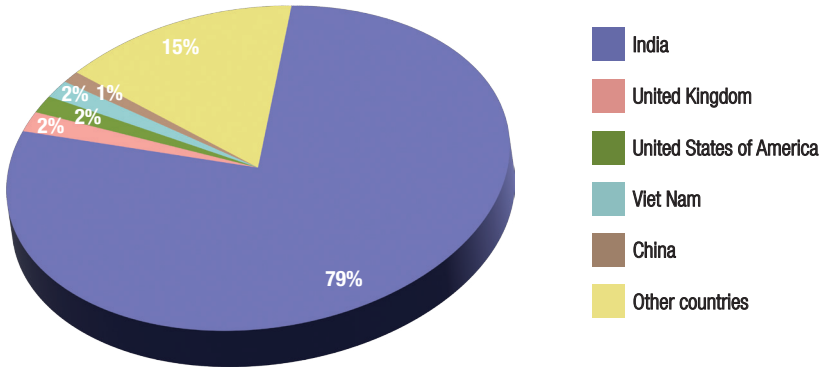


65.1% of Fairfield residents  
are of a visible minority group.

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	11%
1980-1990	9%
1991-2000	25%
2001-2010	32%
2011-2021	22%