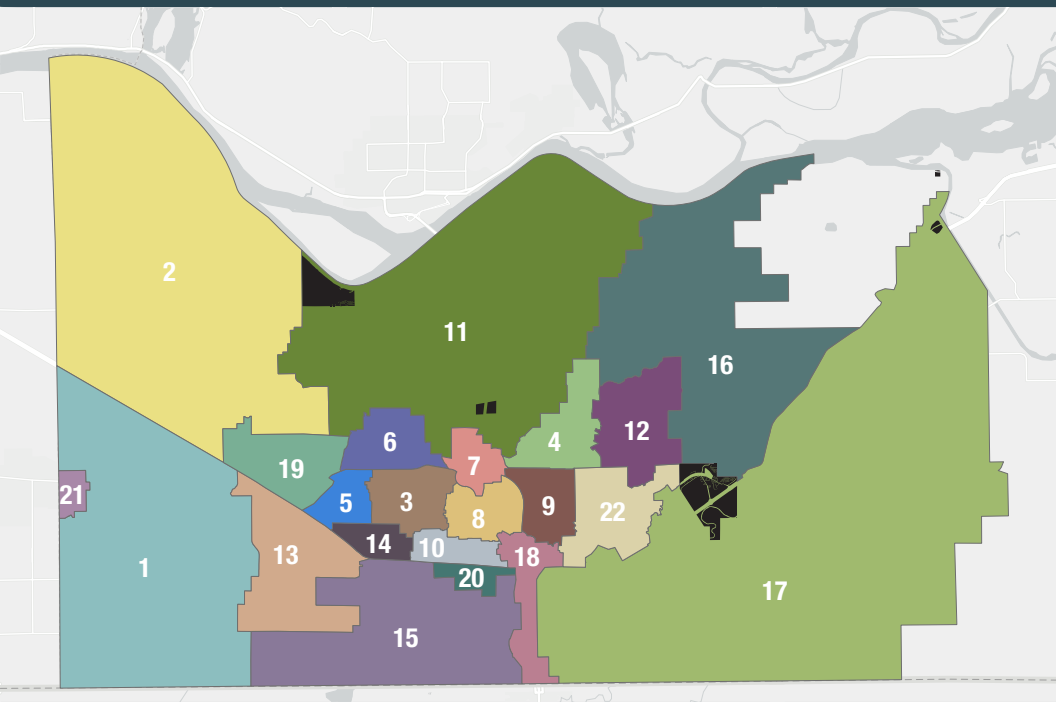
City of Abbotsford Demographic Profiles 2024



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

Sources: 2016 and 2021 Census

Additional Information available: www.abbotsford.ca/stats
Released: January 2024

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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.

Historic Downtown

Historic Downtown is a quaint historic neighbourhood with many local businesses. Jubilee Park is central to the neighbourhood and boasts eight pickleball courts.

Population

Total Population of Historic Downtown

9,910

15.8% of Hisotoric Downtown residents are children

16.0% of Historic Downtown residents are elderly

Median Age

Historic Downtown

2016 **38.7** 2021 **37.6**

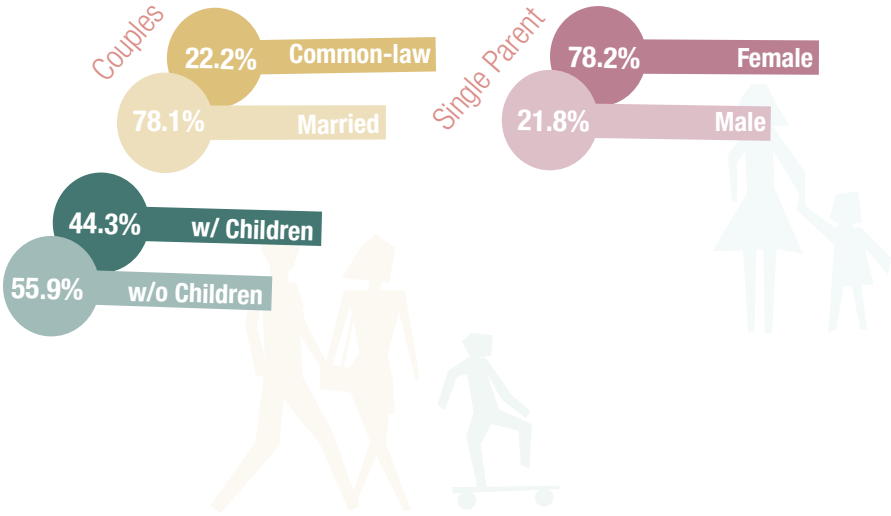
Abbotsford

2016 **39.0** 2021 **39.2**

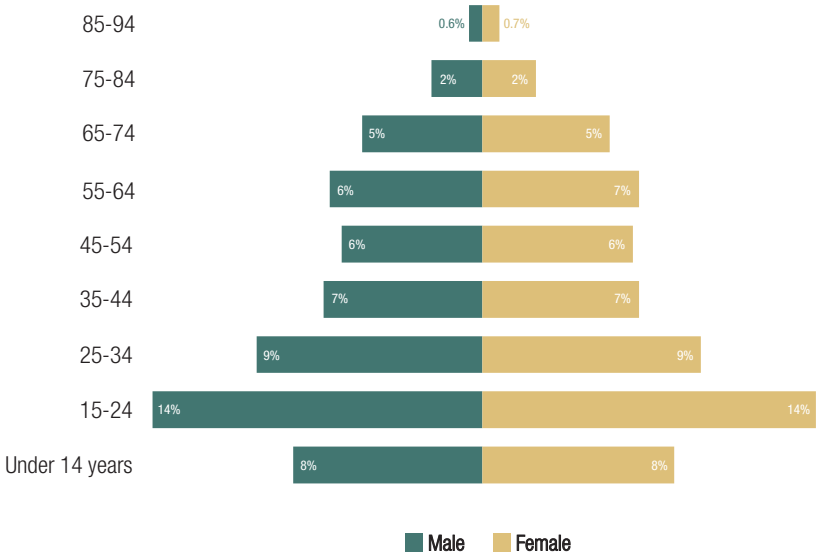
Household Size

The average houshold size in Historic Downtown is 2.2

Family Structure



Age Distribution



Housing Types

Single-detached house	25%
Semi-detached house	1%
Row house	5%
Apartment or flat in a duplex	8%
Apartment <5 storeys	56%
Apartment >5 storeys	4%

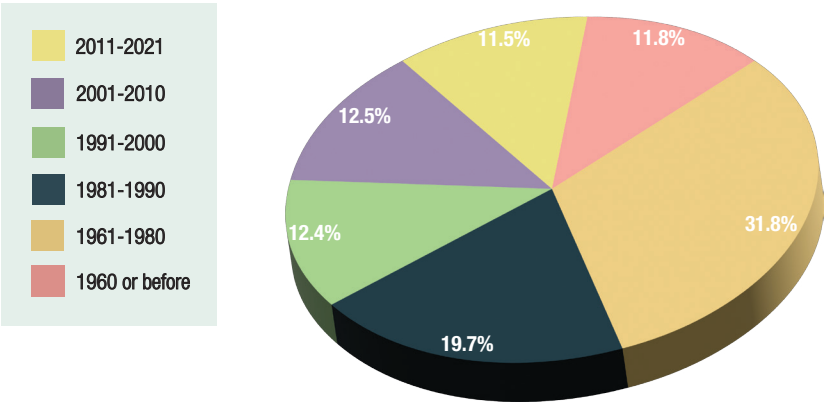
Average House Value
2016

$404,476

Average House Value
2021

$724,000

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: $1,236
2021: $1,492

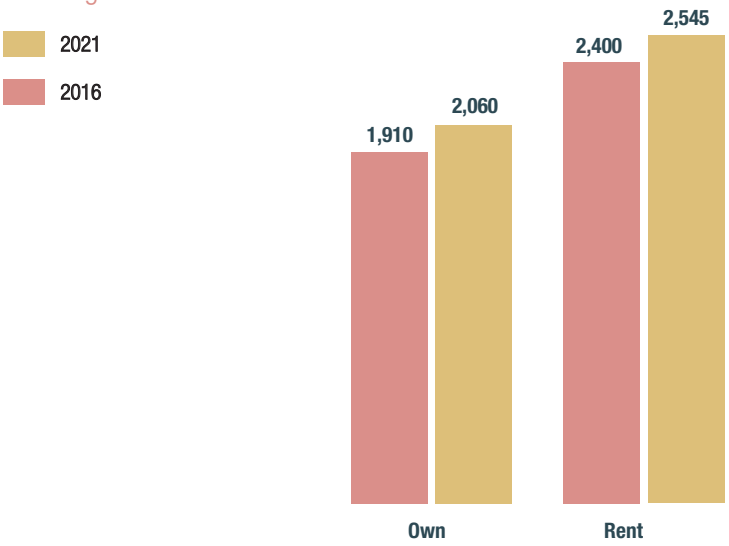
In 2016, 19% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unnaffordable payments lowered to 20%.

Rented Dwellings

Average monthly rent
2016: $875
2021: $1,159

In 2016, 49% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unnaffordable rent rose to 38%.

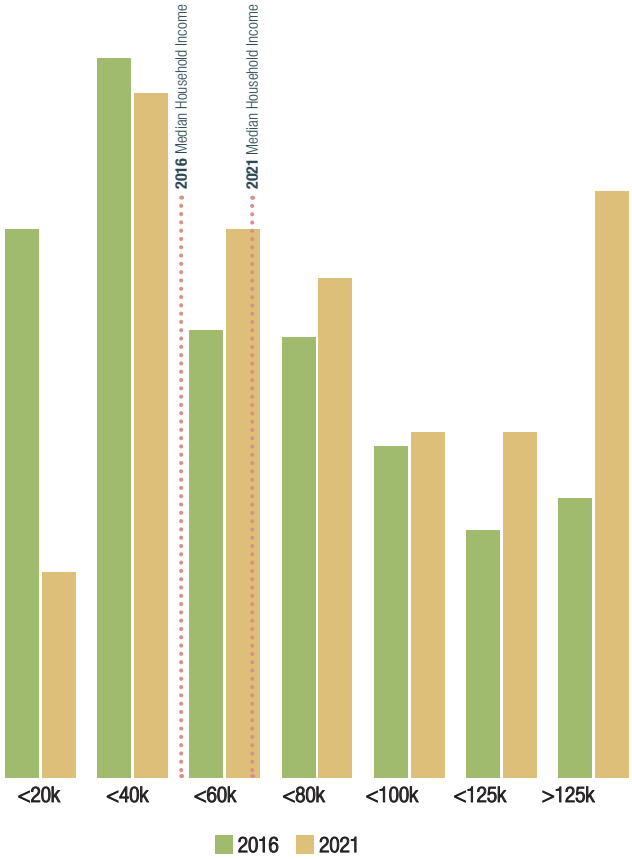
Dwelling Tenure



Income

Total Household Income

Since 2016, household incomes have risen by approximately 31%.



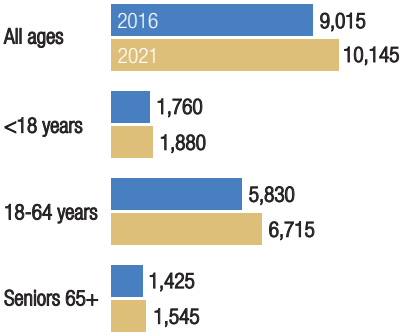
Median Individual Income

Since 2016, individual incomes have increased by approximately 19%.

2016: **$28,226**

2021: **$33,600**

Total low-income residents (after tax)

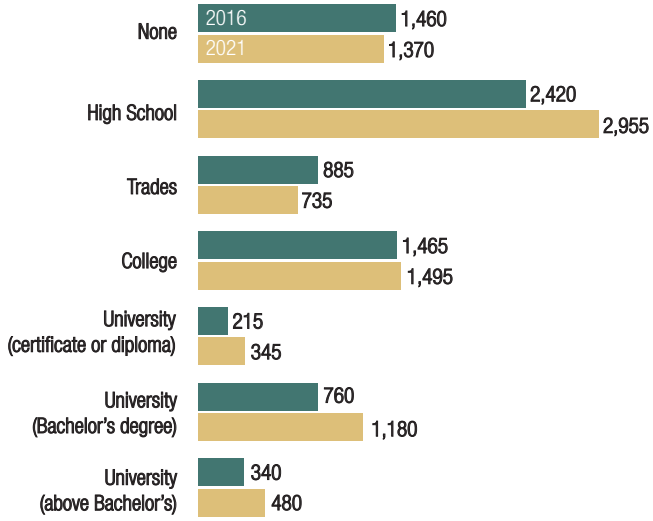


Low-Income definition

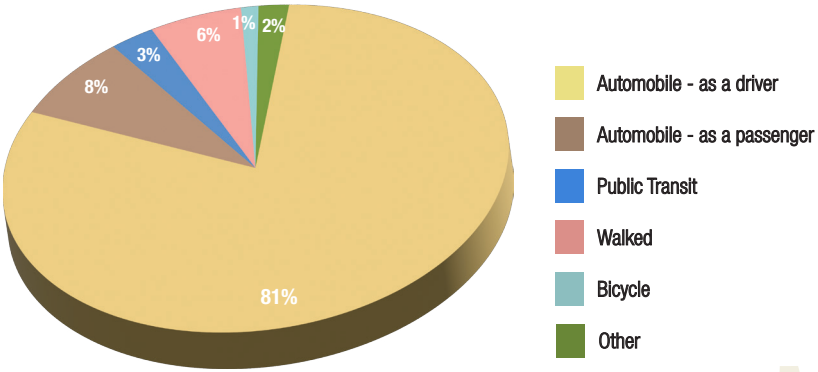
A household is considered "low income" if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

The amount of people who have higher education has remained consistent since 2016.



Commute to Work



12% of residents commuted to work using alternative means of transport than an automobile, up from 9% in 2016.

Occupation

Health Care and Social Assistance, Construction, and Accommodation and Food Services saw an increase, while Retail Trade saw a decrease.

Industry	2016	2021
Health Care and Social Assistance	10.7%	12.7%
Construction	10.5%	11.8%
Retail Trade	12.4%	11.1%
Manufacturing	10.5%	9.7%
Accommodation and Food Services	7.4%	8.9%

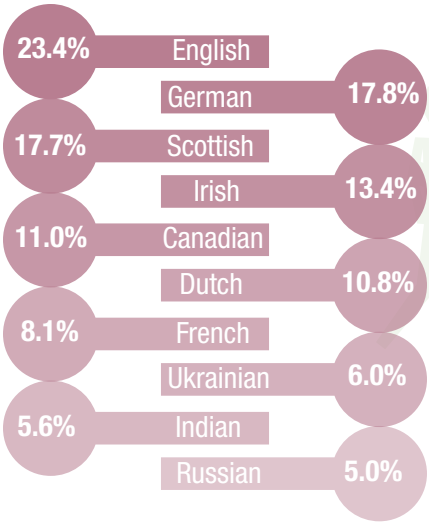
Language

17.1%
of residents know a non-official language.

29% of people who know a non-official language speak Punjabi, up from 25% in 2016.

Punjabi: 29.1%
German: 8.0%
Korean: 7.1%
Spanish: 7.1%
Tagalog: 4.5%

Ethnicity

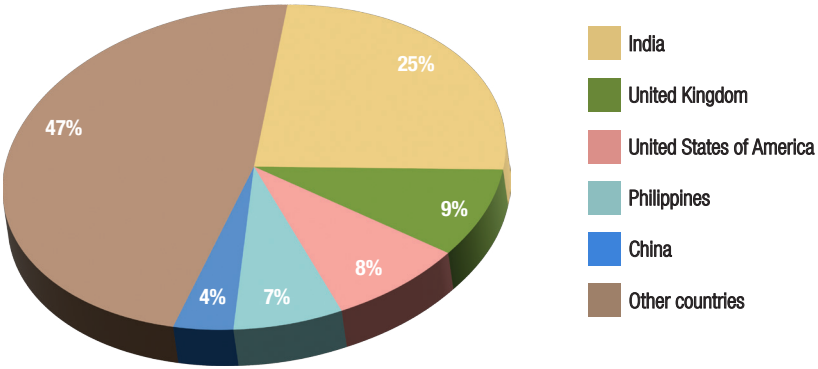


20.8% of Historic Downtown residents are of a visible minority group.

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	**19%**
1980-1990	**10%**
1991-2000	**14%**
2001-2010	**26%**
2011-2021	**31%**