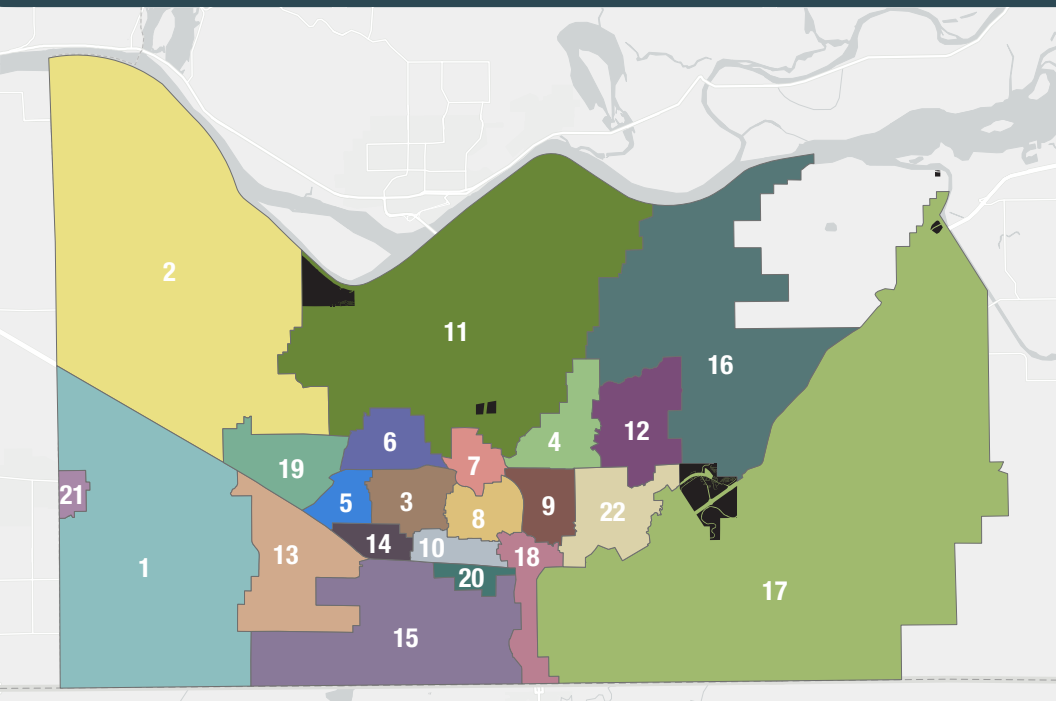


# City of Abbotsford Demographic Profiles 2024



- |                         |                         |                          |
|-------------------------|-------------------------|--------------------------|
| 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    | ■ First Nations Reserves |
| 6. Fairfield            | 15. South Poplar        |                          |
| 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  
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Tel: 604-864-5510  
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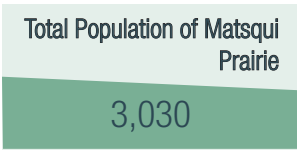
The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles. While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand this possibility, and if an error is found, consider informing the Planning & Development Services department so it can be corrected.

# Matsqui Prairie

Located north of Abbotsford, this community is outside of the Urban Development Boundary. The Matsqui Prairie land area is 5 km<sup>2</sup> and is used primarily for agriculture. Matsqui Village is a small residential community with Matsqui Trail Regional Park running along the Fraser River.



## Population



20.3% of Matsqui Prairie residents are children

14.0% of Matsqui Prairie residents are elderly



## Median Age

Matsqui Prairie



Abbotsford

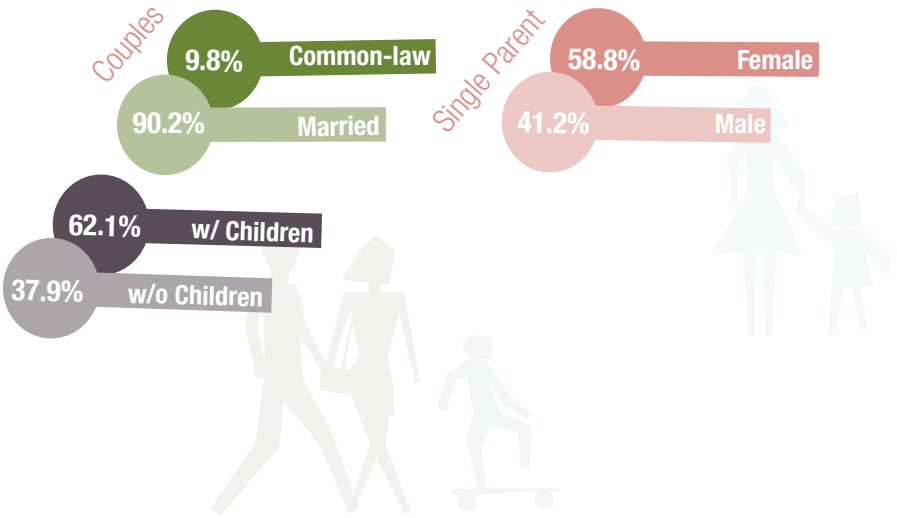


## Household Size

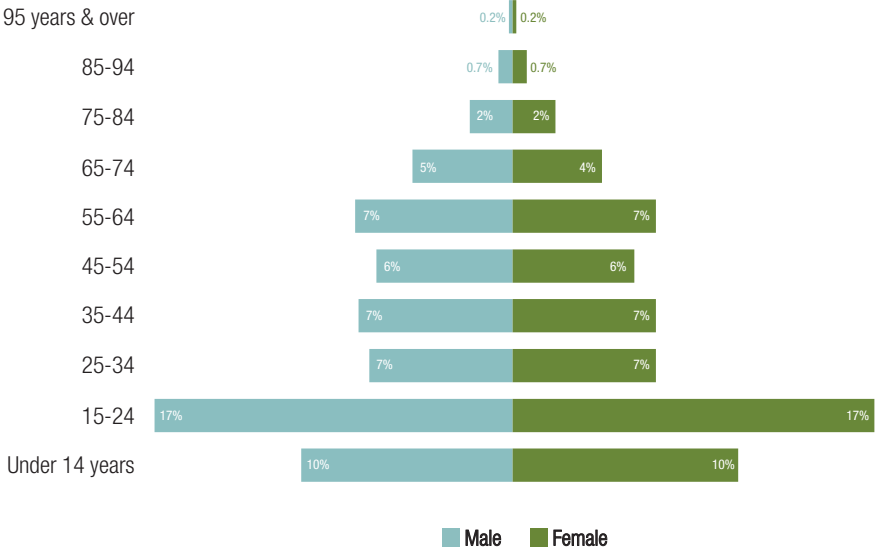
The average household size in Matsqui Prairie is 3.4



# Family Structure

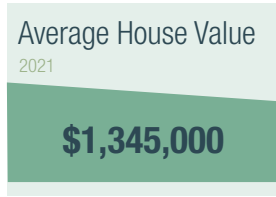
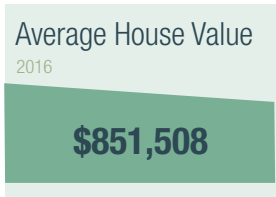


# Age Distribution



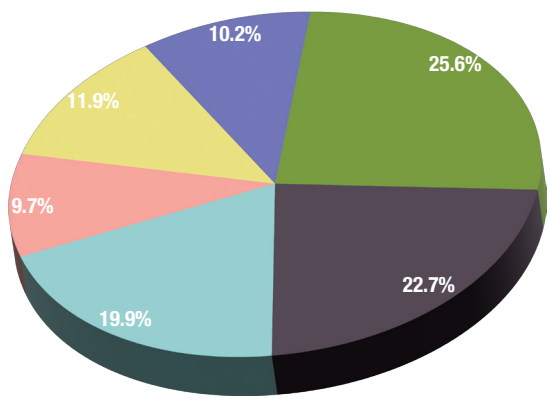
# Housing Types

Single-detached house	<b>88%</b>
Apartment or flat in a duplex	<b>12%</b>
Other single-detached	<b>1%</b>



# 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: \$1,641

2021: \$1,880

In 2016, 24.1% 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 17.8%.

### Rented Dwellings

Average monthly rent

2016: \$1,078

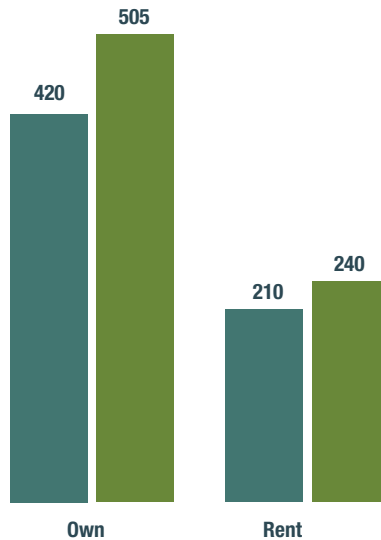
2021: \$1,700

In 2016, 30.2% 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 25%.

## Dwelling Tenure

2021

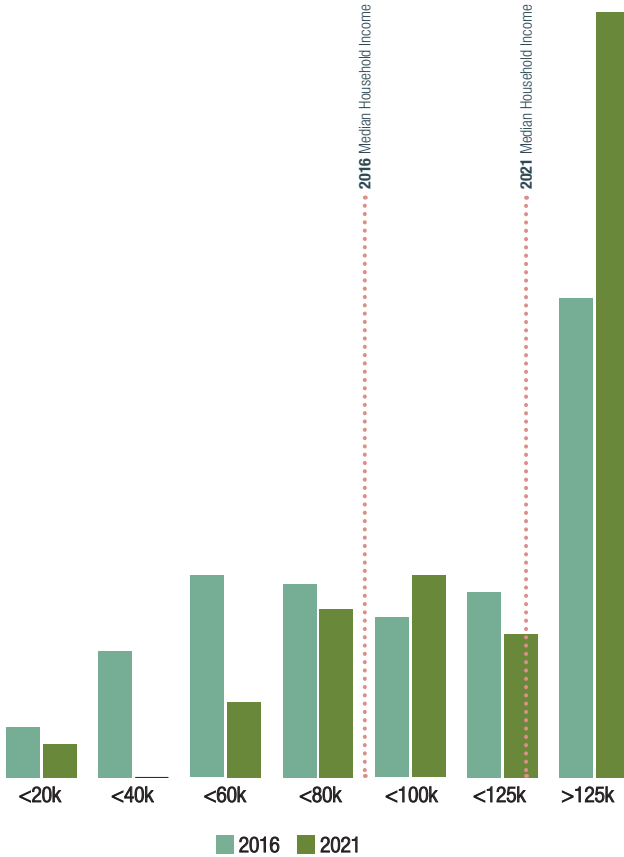
2016



# Income

## Total Household Income

Since 2016, household incomes have risen by approximately 32%.



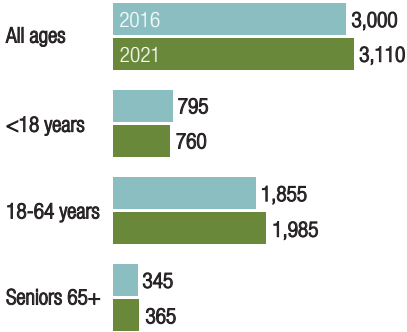
## Median Individual Income

Since 2016, individual incomes have lowered by approximately 28%.

2016: **\$31,325**

2021: **\$40,000**

## Total low-income residents (after tax)

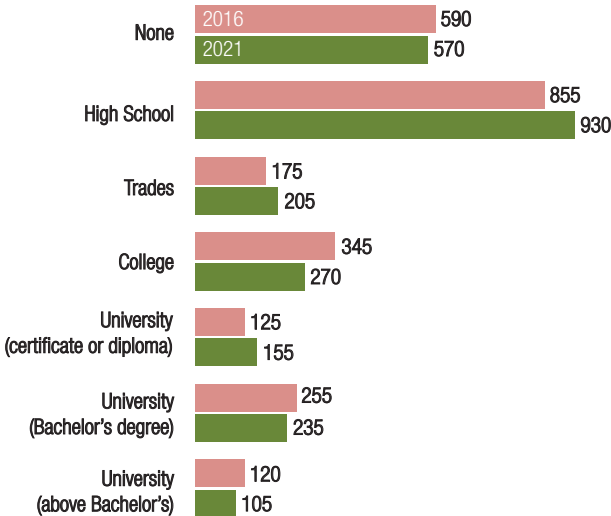


### Low-Income definition

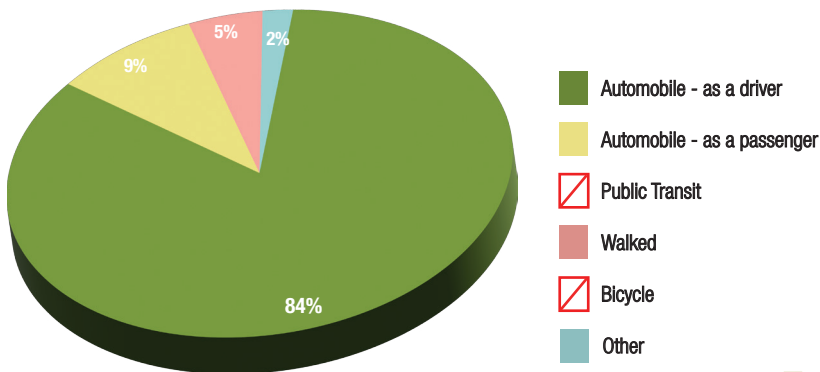
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

## Education

Fewer people have attained higher education than 2016 levels.



## Commute to Work



7% of residents commuted to work using alternative means of transport than an automobile, down from 8% in 2016.

## Occupation

Health Care and Social Assistance and Retail Trade saw an increase, while Agriculture, Forestry, Fishing, and Hunting saw a decrease.

Industry	2016	2021
Agriculture, Forestry, Fishing, Hunting	22.4%	18.4%
Construction	11.8%	12.7%
Health Care and Social Assistance	8.2%	10.2%
Retail Trade	5.9%	8.5%
Transportation and Warehousing	6.8%	7.6%



## Language

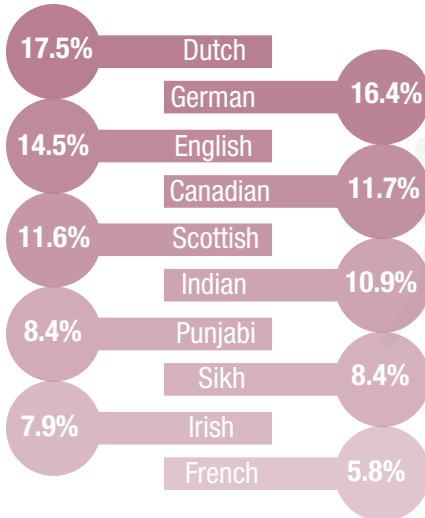
24.6%  
of residents know a non-official language.

73% of people who know a non-official language speak Punjabi,  
down from 76% in 2016.

Punjabi: 73.2%  
German: 7.4%  
Dutch: 5.4%

Tagalog: 2.0%  
Urdu: 2.0%

## Ethnicity

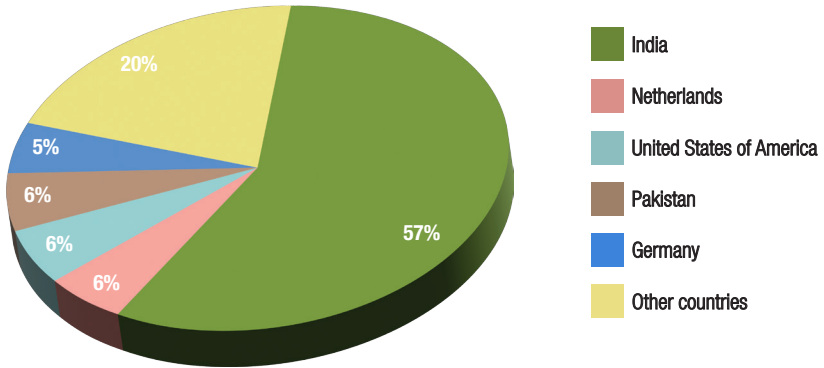


30.1% of Matsqui Prairie residents are of a visible minority group.

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	13%
1991-2000	33%
2001-2010	24%
2011-2021	12%