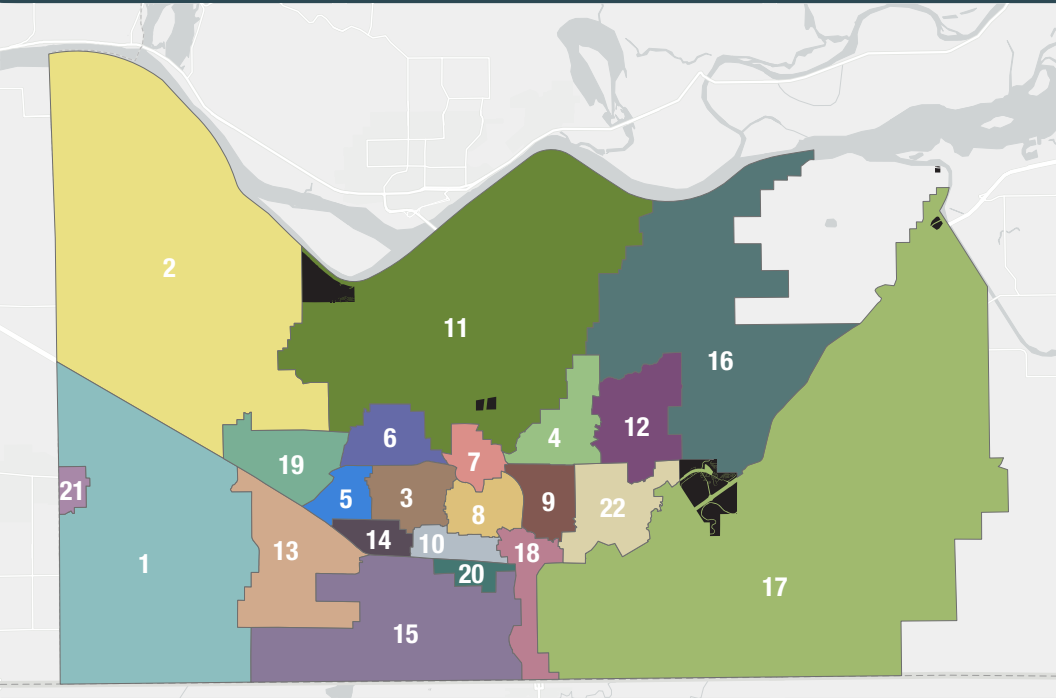


City of Abbotsford Demographic Profiles 2024



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

South Clearbrook

South Clearbrook is a single-family residential neighbourhood. Grant Park provides local outdoor amenities. A designated marked bicycle lane provides active transportation modes to residents.

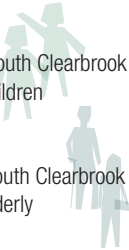


Population



18.7% of South Clearbrook residents are children

14.3% of South Clearbrook residents are elderly



Median Age

South Clearbrook



Abbotsford

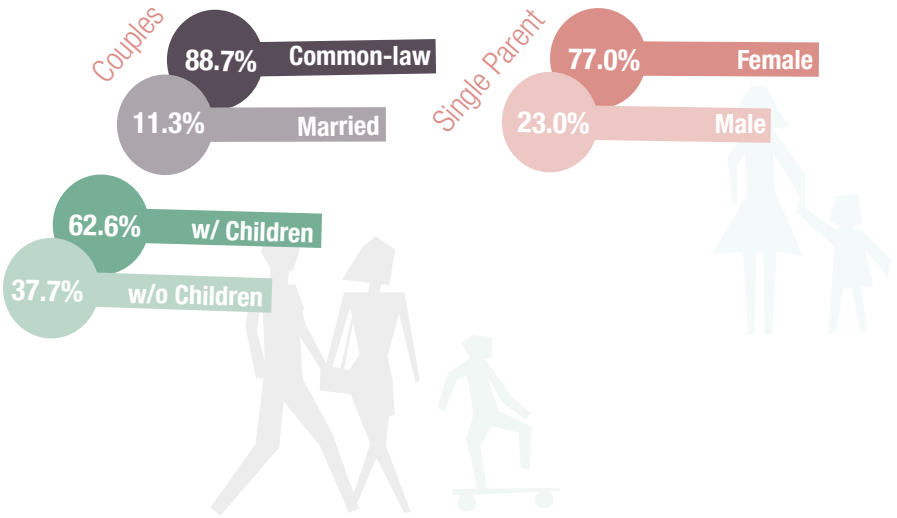


Household Size

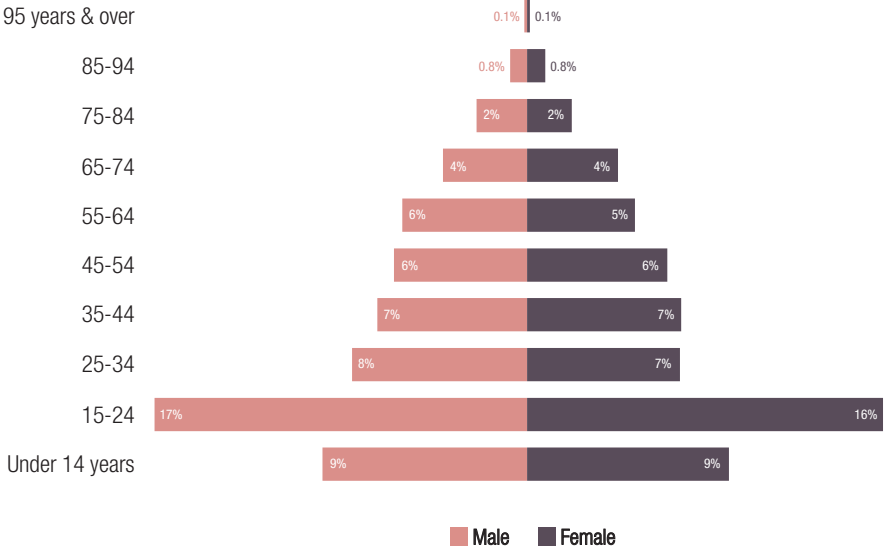
The average household size in South Clearbrook is **3.4**



Family Structure



Age Distribution



Housing Types

Single-detached house **42%**

Semi-detached house **2%**

Row house **1%**

Apartment or flat in a duplex **41%**

Apartment <5 storeys **15%**

Average House Value

2016

\$551,249

Average House Value

2021

\$939,000

Construction Period

2011-2021

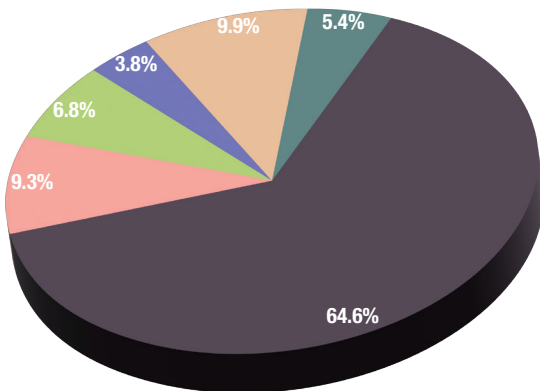
2001-2010

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: \$1,412

2021: \$1,814

In 2016, 22.1% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments rose to 24.6%.

Rented Dwellings

Average monthly rent

2016: \$1,076

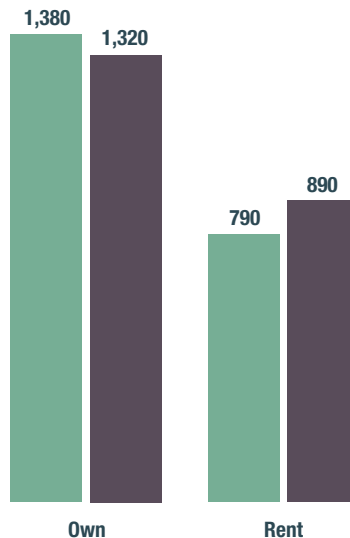
2021: \$1,532

In 2016, 37.6% 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 33.7%.

Dwelling Tenure

2021

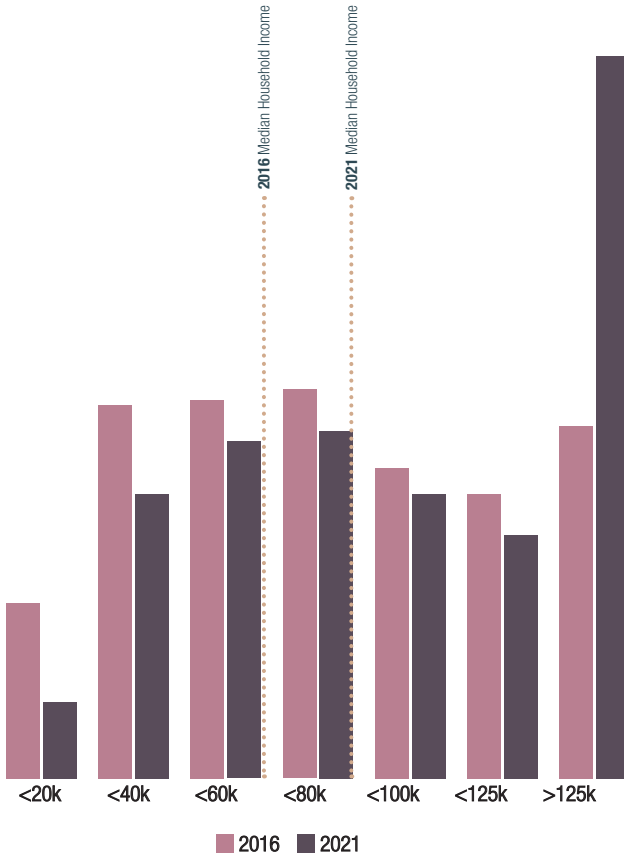
2016



Income

Total Household Income

Since 2016, household incomes have risen by approximately 28%.



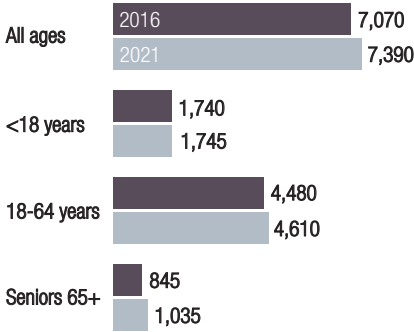
Median Individual Income

Since 2016, individual incomes have lowered by approximately 11%.

2016: **\$25,682**

2021: **\$28,600**

Total low-income residents (after tax)

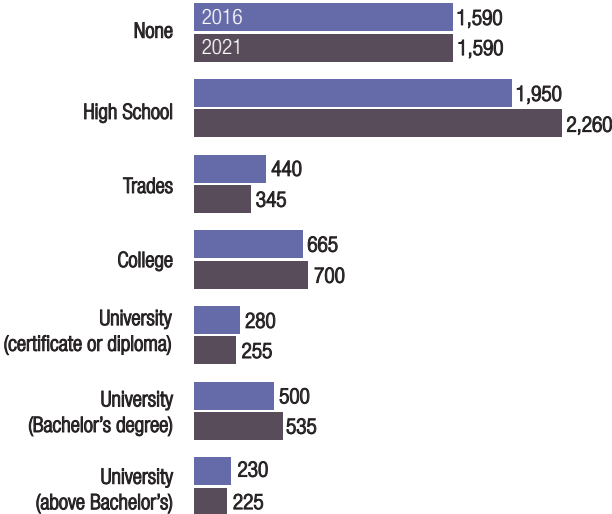


Low-Income definition

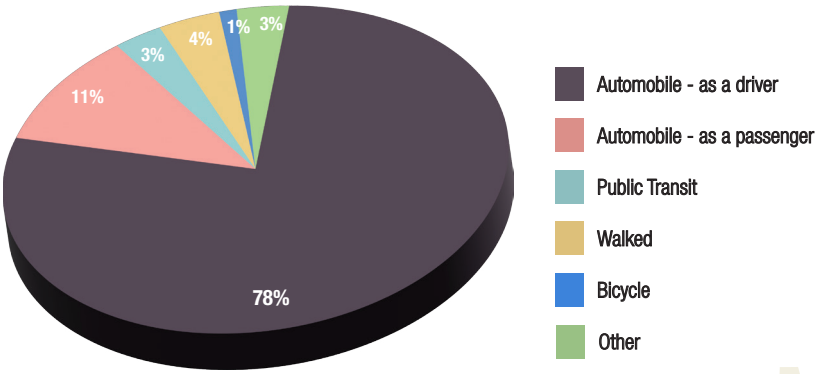
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

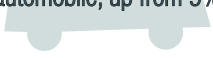
Fewer people have attained higher education than 2016 levels.



Commute to Work



11% of residents commuted to work using alternative means of transport than an automobile, up from 9% in 2016.



Occupation

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

Industry	2016	2021
Transportation and Warehousing	9.3%	13.8%
Construction	11.6%	13.2%
Manufacturing	12.4%	11.8%
Health Care and Social Assistance	8.8%	11.1%
Retail Trade	11.5%	10.6%

Language

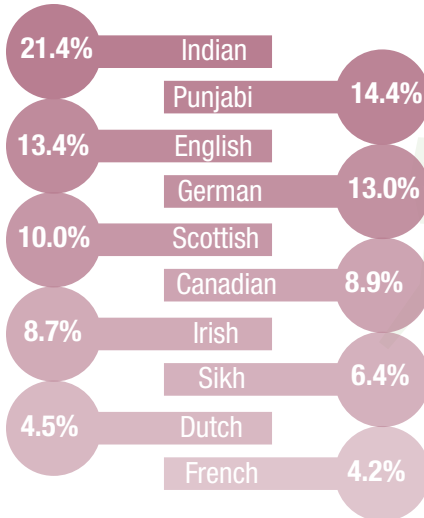
45.6%
of residents know a non-official language.

79% of people who know a non-official language speak Punjabi,
up from 72% in 2016.

Punjabi: 78.8%
Arabic 3.0%
German: 2.9%

Hindi: 2.2%
Spanish: 2.2%

Ethnicity

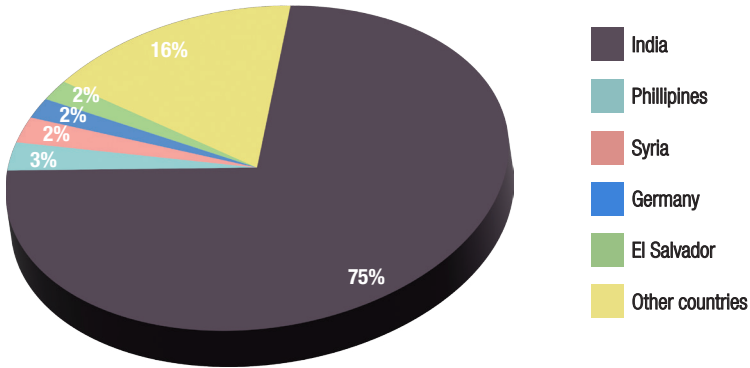


50.1% of South Clearbrook residents are of a visible minority group.

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	12%
1980-1990	11%
1991-2000	24%
2001-2010	27%
2011-2021	26%