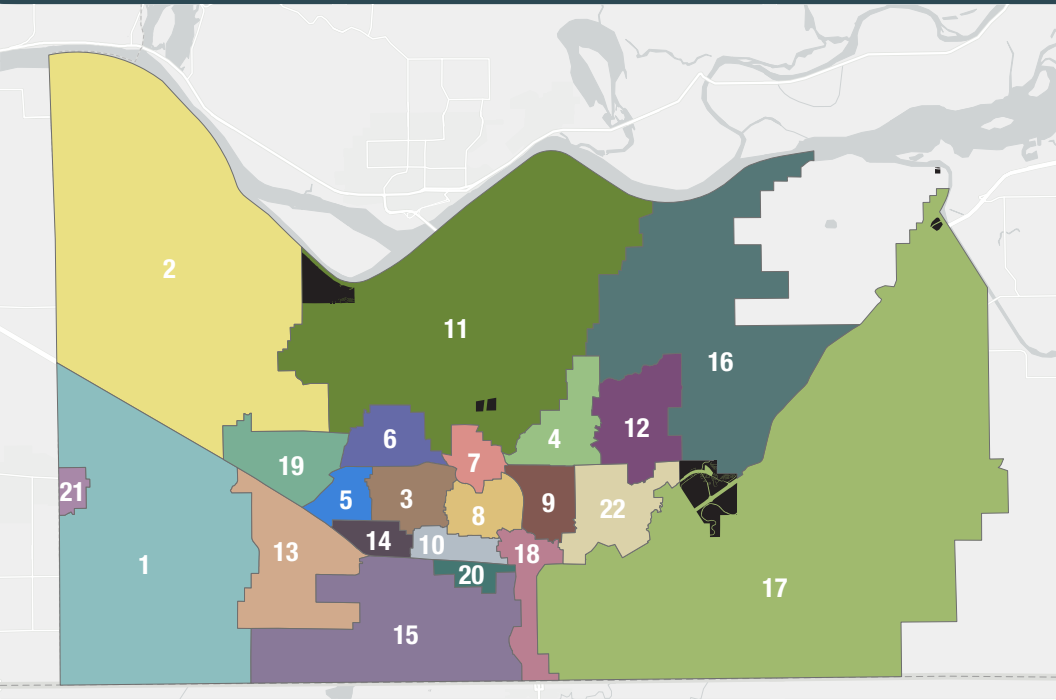


City of Abbotsford Demographic Profiles 2024



- | | | |
|-------------------------|-------------------------|---------------------|
| 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 | |
| 7. Hazelwood | 16. Sumas Mountain | |
| 8. Historic Downtown | 17. Sumas Prairie | |
| 9. Immel - McMillan | 18. Sumas Way | |

 First Nations Reserves

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.

Sumas Mountain

Sumas Mountain is located in east Abbotsford and covers approximately 35 km². Much of this area is natural environment, with some rural residential areas, agricultural uses, and mining activity. Most of the neighbourhood is regulated by the Sumas Mountain Rural Land Use Bylaw (Area H), which is unique to this part of the City. Sumas Regional Park attracts many outdoor enthusiasts.



Population



21.5% of Sumas Mountain residents are children

15.7% of Sumas Mountain residents are elderly



Median Age

Sumas Mountain



Abbotsford

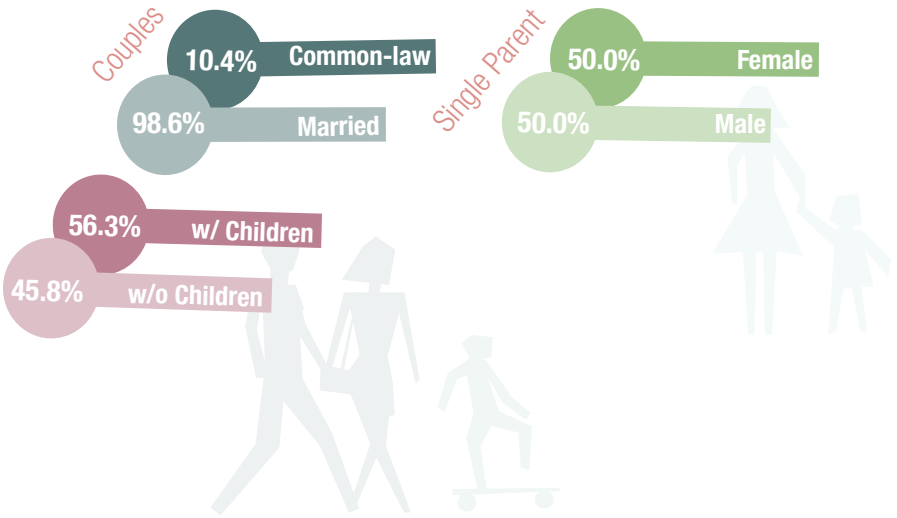


Household Size

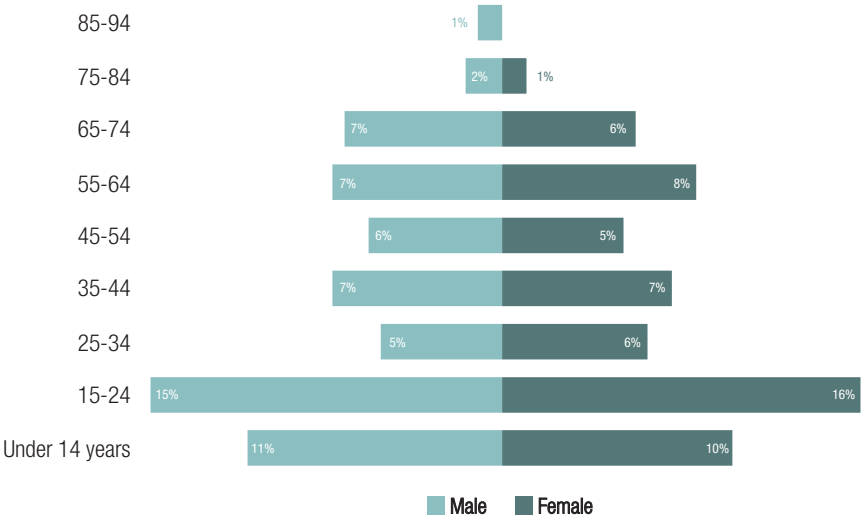
The average household size in Sumas Mountain is 3.3



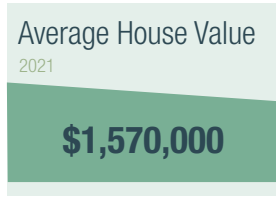
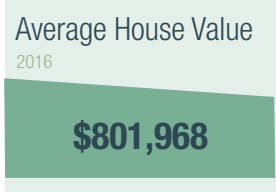
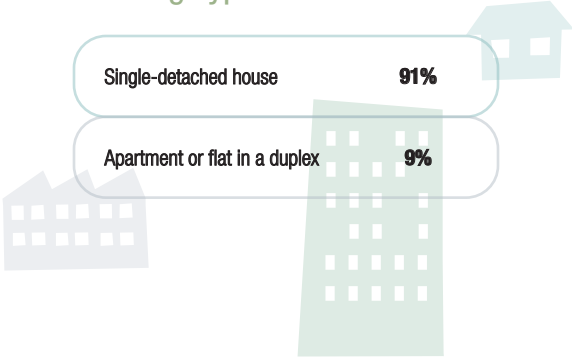
Family Structure



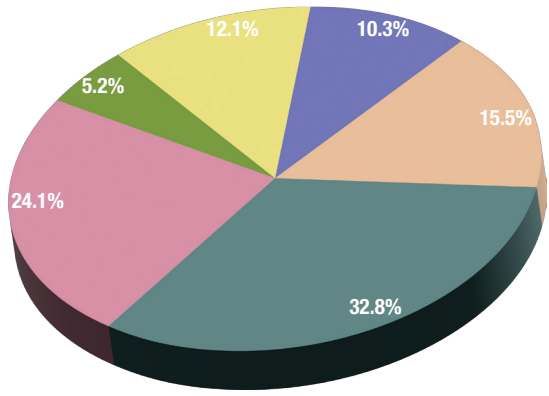
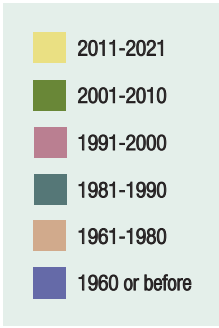
Age Distribution



Housing Types



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: \$1,738

2021: \$2,200

In 2016, 31.1% 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 31.3%.

Rented Dwellings

Average monthly rent

2016: \$1,375

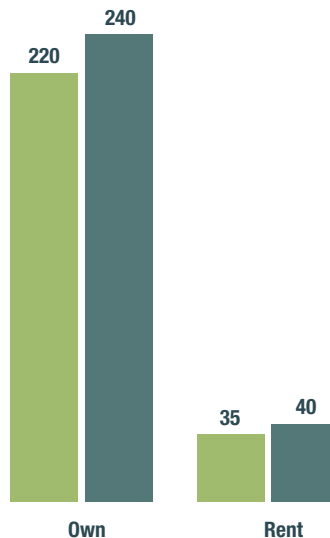
2021: \$840

In 2016, 0% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent was unavailable due to confidentiality.

Dwelling Tenure

2021

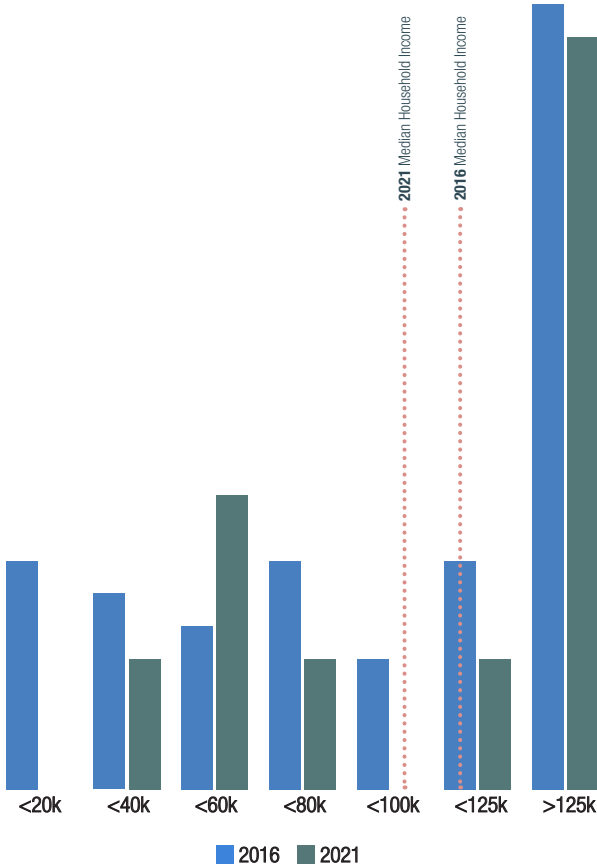
2016



Income

Total Household Income

Since 2016, household incomes have lowered by approximately 8%.



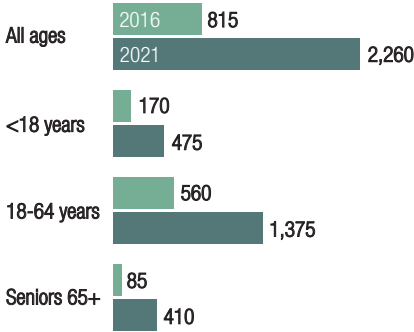
Median Individual Income

Since 2016, individual incomes have increased by approximately 46%.

2016: **\$32,371**

2021: **\$47,200**

Total low-income residents (after tax)

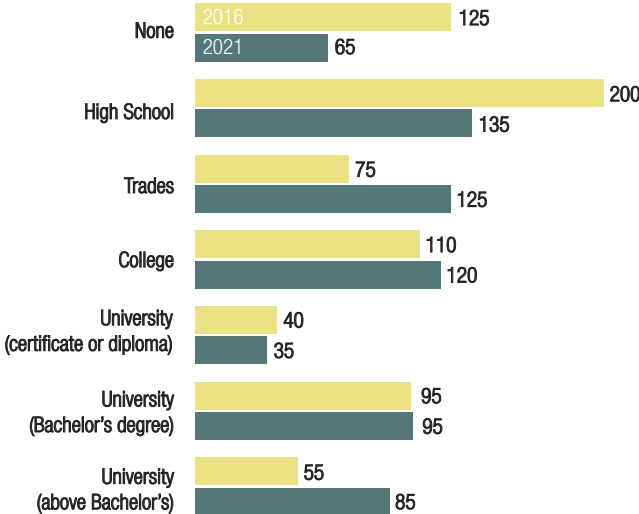


Low-Income definition

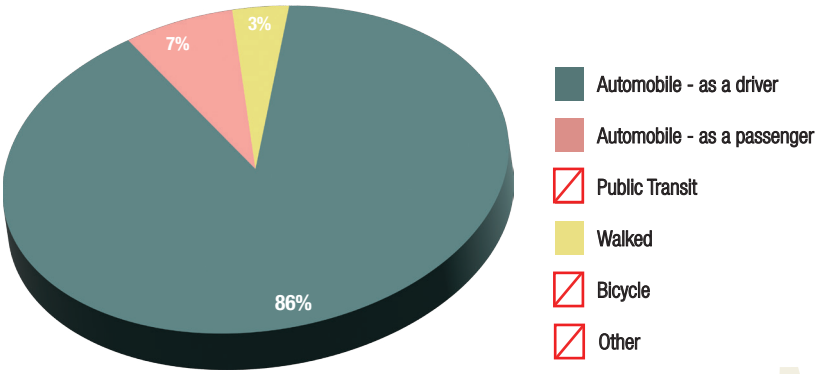
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

Fewer people have attained higher education than 2016 levels.



Commute to Work



3% of residents commuted to work using alternative means of transport than an automobile, down from 6% in 2016.

Occupation

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

Industry	2016	2021
Construction	17.3%	20.0%
Educational Services	6.7%	11.3%
Retail Trade	7.7%	10.0%
Health Care and Social Assistance	10.6%	8.8%
Other Services	6.7%	8.8%

Language

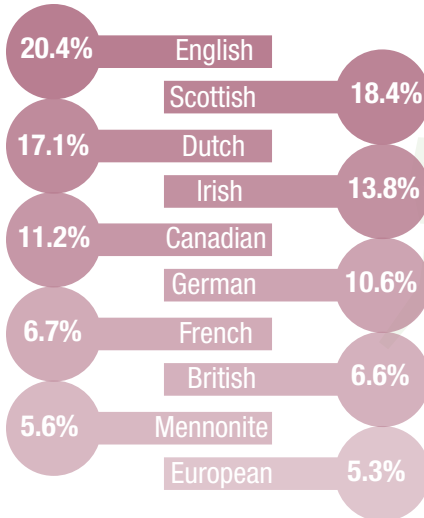
13.1%
of residents know a non-official language.

24% of people who know a non-official language speak German,
down from 37% in 2016.

German: 24.0%
Korean: 16.0%
Dutch: 12.0%

Punjabi: 12.0%
Czech: 8.0%

Ethnicity

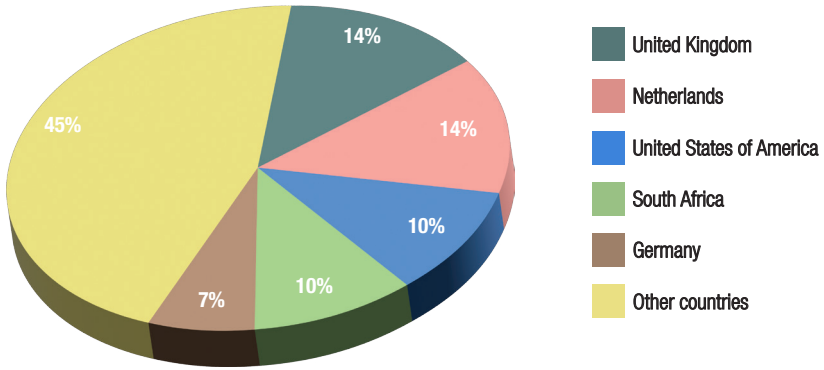


12.6% of Sumas Mountain residents are of a visible minority group.

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	45%
1980-1990	17%
1991-2000	10%
2001-2010	10%
2011-2021	17%