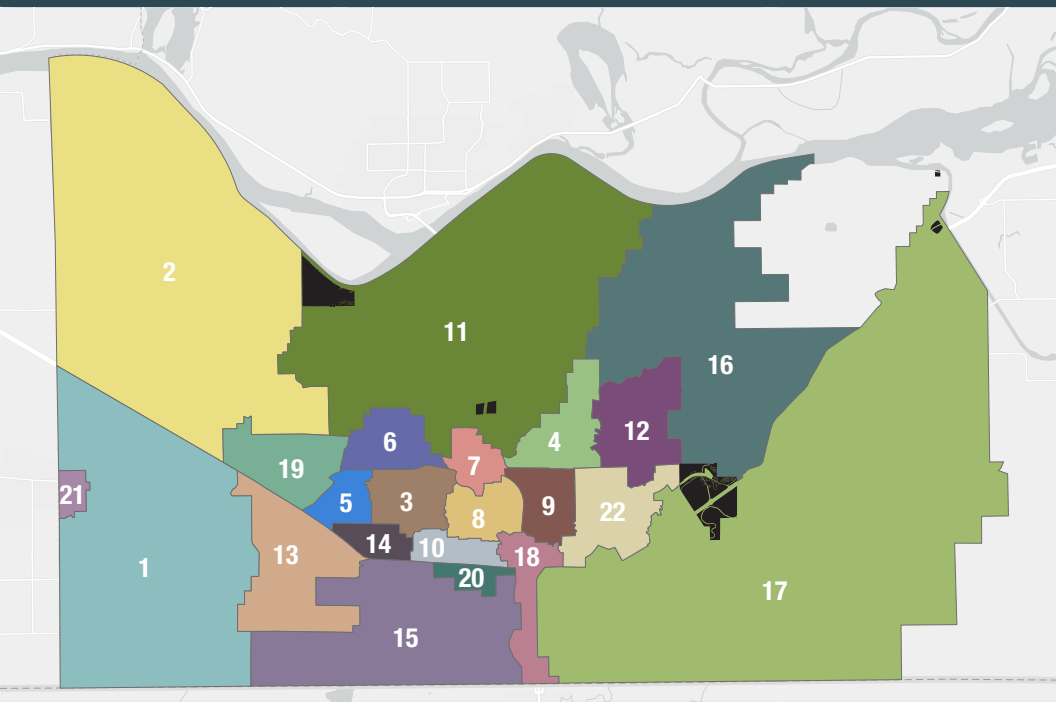
City of Abbotsford Demographic Profiles 2024



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.

Sumas Prairie

Sumas Prairie is the largest community in Abbotsford by geography, at just over 100 km². This area is largely agricultural and shares the City's eastern border with the municipality of Chilliwack.

Population

Total Population of Sumas Prairie

2,915

18.9% of Sumas Prairie residents are children

12.9% of Sumas Prairie residents are elderly

Median Age

Sumas Prairie

2016 **36.0** 2021 **37.6**

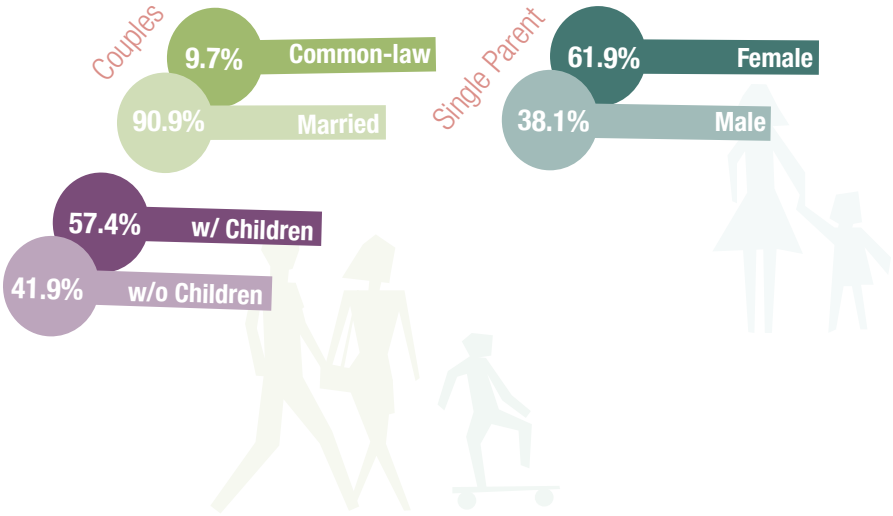
Abbotsford

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

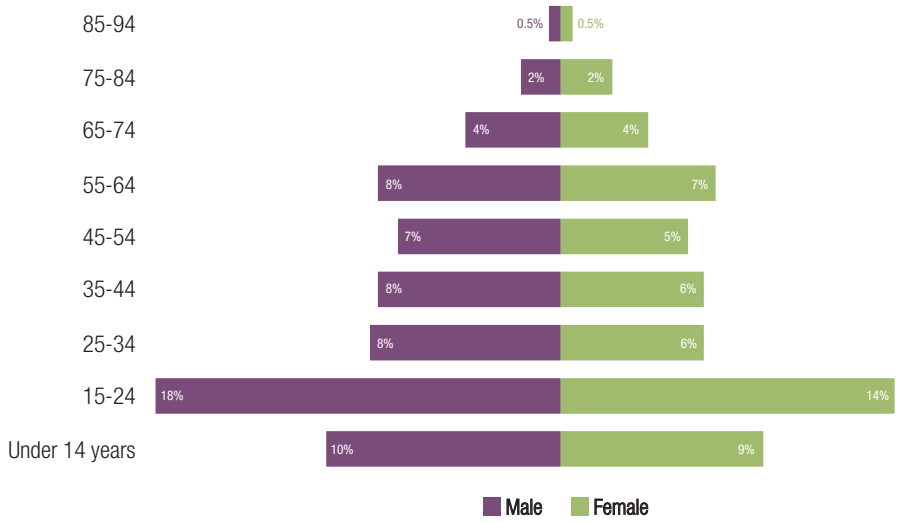
Household Size

The average houshold size in Sumas Prairie is 3.2

Family Structure



Age Distribution



Housing Types

Single-detached house	91%
Semi-detached house	1%
Apartment or flat in a duplex	7%
Moveable dwelling	1%

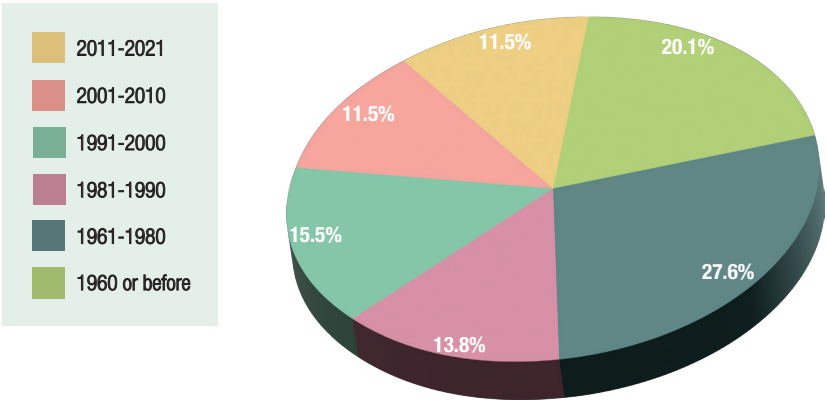
Average House Value
2016

$860,762

Average House Value
2021

$1,276,000

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: $1,491
2021: $1,650

In 2016, 17.2% 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 9.2%.

Rented Dwellings

Average monthly rent
2016: $1,128
2021: $1,440

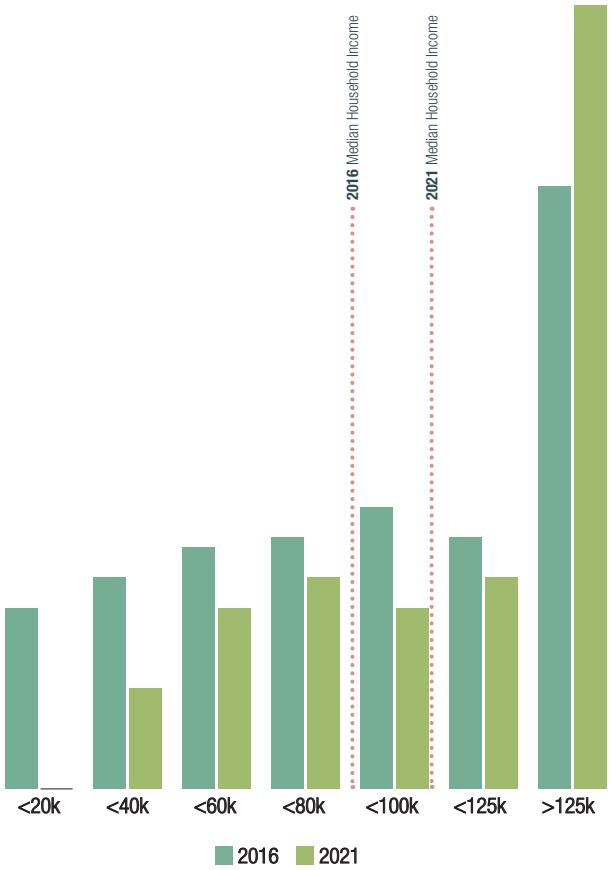
In 2016, 34% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unnaffordable rent rose to 19.6%.

Dwelling Tenure

Income

Total Household Income

Since 2016, household incomes have risen by approximately 27%.



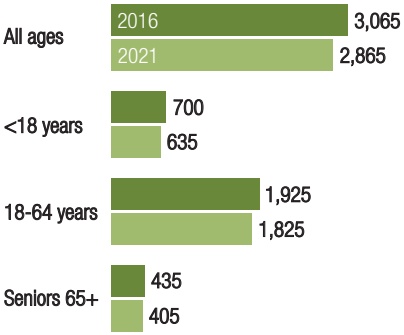
Median Individual Income

Since 2016, individual incomes have increased by approximately 16%.

2016: **$32,193**

2021: **$37,200**

Total low-income residents (after tax)

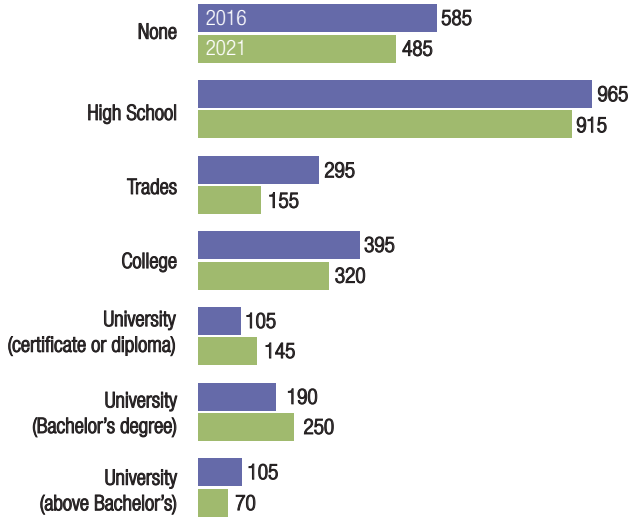


Low-Income definition

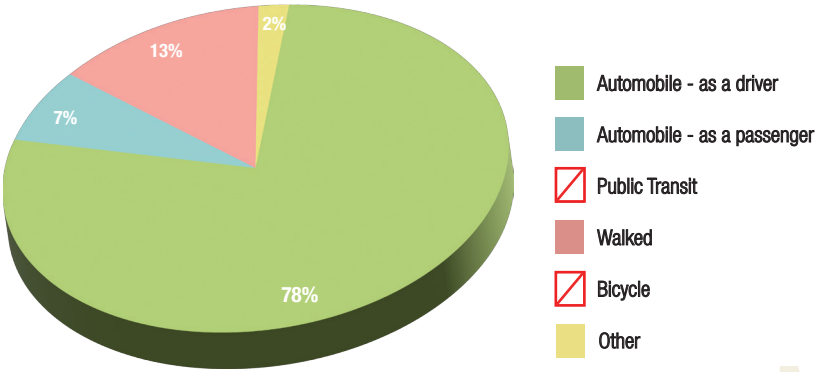
A household is considered "low income" if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

Education

Fewer people have attained higher education than 2016 levels.



Commute to Work



15% of residents commuted to work using alternative means of transport than an automobile, up from 14% in 2016.

Occupation

Agriculture, Forestry, Fishing, and Hunting saw an increase, while Transportation and Warehousing and Manufacturing saw a decrease.

Industry	2016	2021
Agriculture, Forestry, Fishing, Hunting	28.2%	38.9%
Construction	8.5%	8.9%
Transportation and Warehousing	8.8%	6.8%
Manufacturing	5.9%	5.9%
Retail Trade	5.9%	5.9%

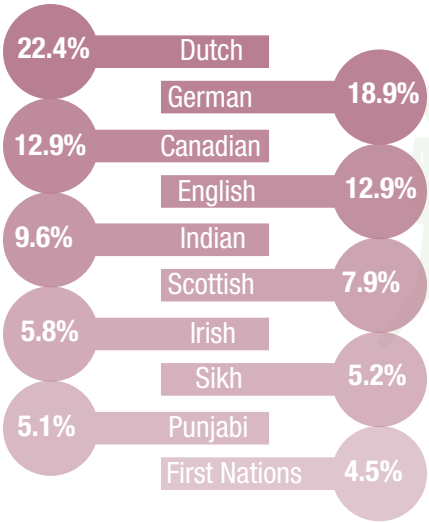
Language

21.9%
of residents know a non-official language.

50% of people who know a non-official language speak Punjabi, down from 55% in 2016.

Punjabi: 50.4%
Spanish: 9.4%
German: 8.7%
Dutch: 8.7%
Tagalog: 7.1%

Ethnicity

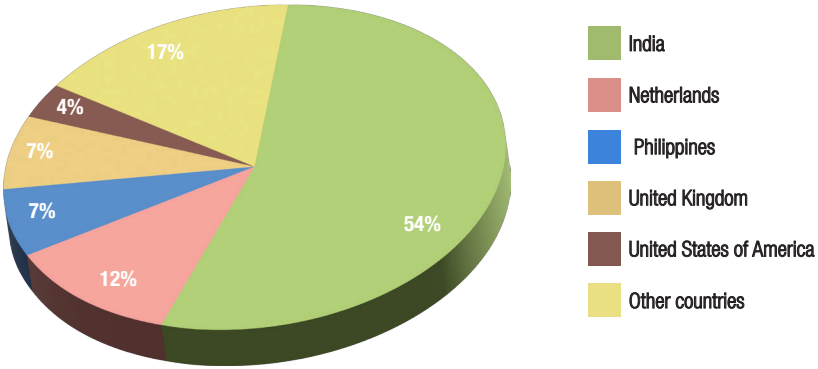


22.6% of Sumas Prairie residents are of a visible minority group.

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	**14%**
1991-2000	**33%**
2001-2010	**19%**
2011-2021	**18%**