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

Sumas Way

Sumas Way has many Industrial and Regional Commercial land uses that provide city residents with many goods and services. The Sumas Border Crossing allows for residents to travel to the United States of America.

Population

Total Population of Sumas Way

2,880
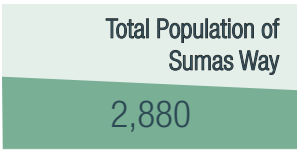
17.7% of Sumas Way residents are children

15.8% of Sumas Way residents are elderly

Median Age

Sumas Way

| 2016 | **39.9** | 2021 | **39.6** |

Abbotsford

| 2016 | **39.0** | 2021 | **39.2** |
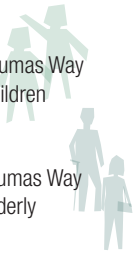
Household Size

The average houshold size in Sumas Way is **2.7**

Family Structure

Couples

10.6% Common-law

90.2% Married

55.3% w/ Children

43.9% w/o Children

Single Parent

81.3% Female

25.0% Male

Age Distribution

Age	Male	Female
95 years & over	0.2%	0.2%
85-94	0.9%	1%
75-84	4%	4%
65-74	10%	12%
55-64	7%	7%
45-54	6%	6%
35-44	6%	7%
25-34	7%	7%
15-24	50%	51%
Under 14 years	50%	51%

Male   Female
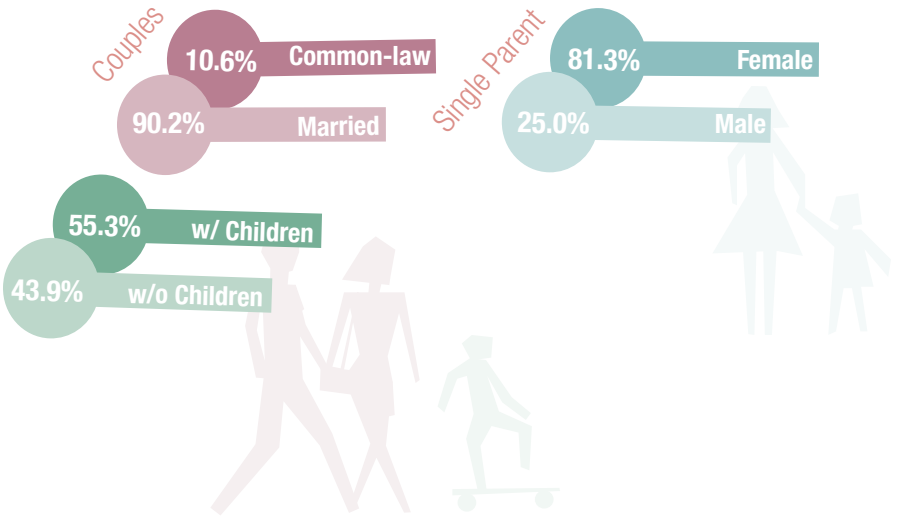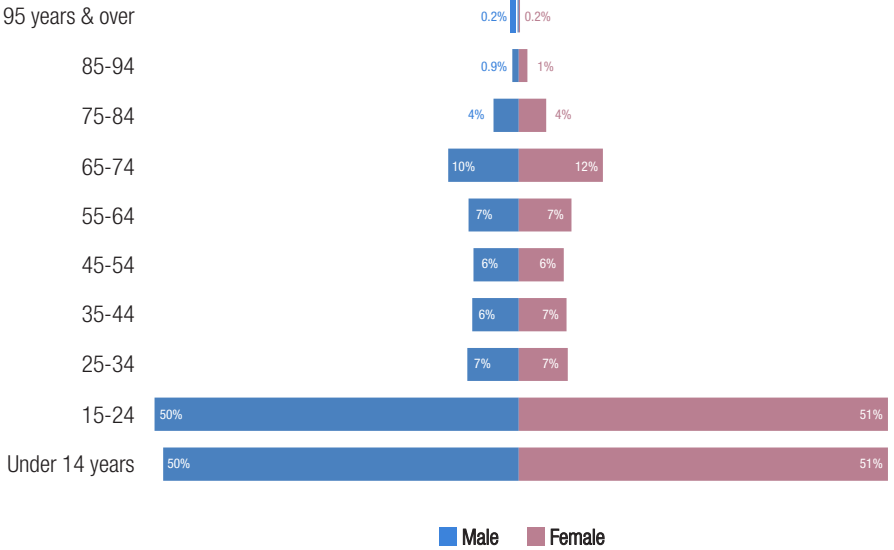
Housing Types

Single-detached house	45%
Row house	2%
Apartment or flat in a duplex	29%
Apartment <5 storeys	25%

Average House Value
2016

$632,488

Average House Value
2021

$1,044,000

Construction Period

Legend:
- 2011-2021
- 2001-2010
- 1991-2000
- 1981-1990
- 1961-1980
- 1960 or before

Pie chart values:
- 16.4%
- 6.1%
- 22.4%
- 14.5%
- 25.2%
- 15.4%

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: $1,662
2021: $1,982

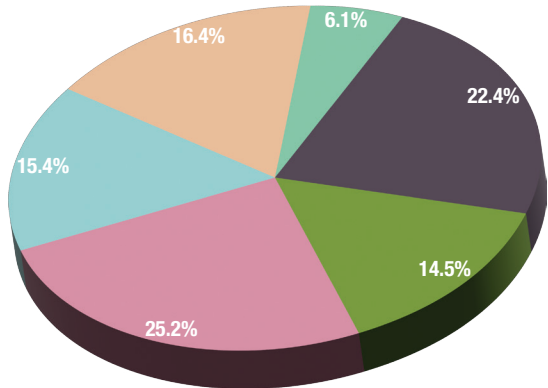In 2016, 18.3% of owner households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable payments lowered to 22.8%.

Rented Dwellings

Average monthly rent
2016: $962
2021: $1,315

In 2016, 41.7% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent rose to 50%.

Dwelling Tenure

- 2021
- 2016

	Own	Rent
2016	570	305
2021	680	385
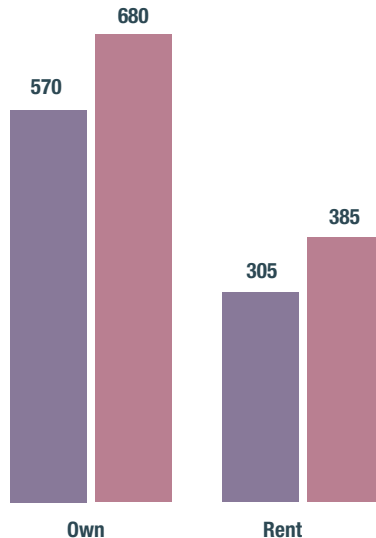
Income

Total Household Income

Since 2016, household incomes have risen by approximately 12%.

2016 Median Household Income

2021 Median Household Income

<20k   <40k   <60k   <80k   <100k   <125k   >125k

■ 2016   ■ 2021

Median Individual Income

Since 2016, individual incomes have lowered by approximately 9%.

2016: **$38,384**
2021: **$42,000**

Total low-income residents (after tax)
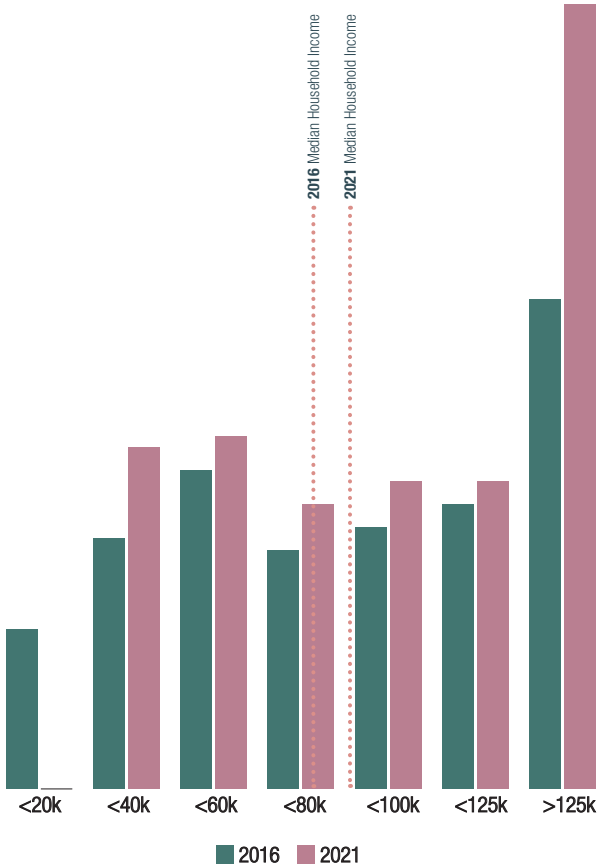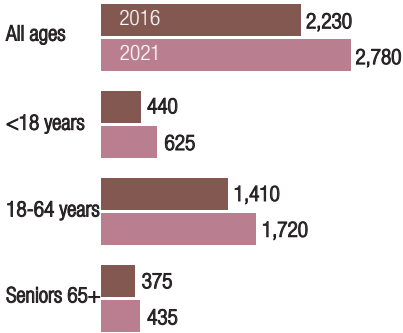
	2016	2021
All ages	2,230	2,780
<18 years	440	625
18-64 years	1,410	1,720
Seniors 65+	375	435

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

More people have attained higher education than 2016 levels.

	2016	2021
None	355	330
High School	575	745
Trades	205	215
College	360	370
University (certificate or diploma)	120	160
University (Bachelor's degree)	165	270
University (above Bachelor's)	80	145

Commute to Work

Legend:
- Automobile - as a driver
- Automobile - as a passenger
- Public Transit
- Walked
- Bicycle
- Other

Pie chart values: 89%, 6%, 1%, 4%, 1%
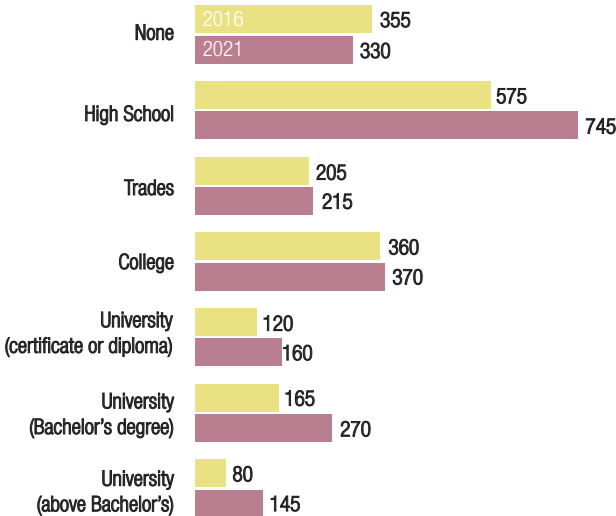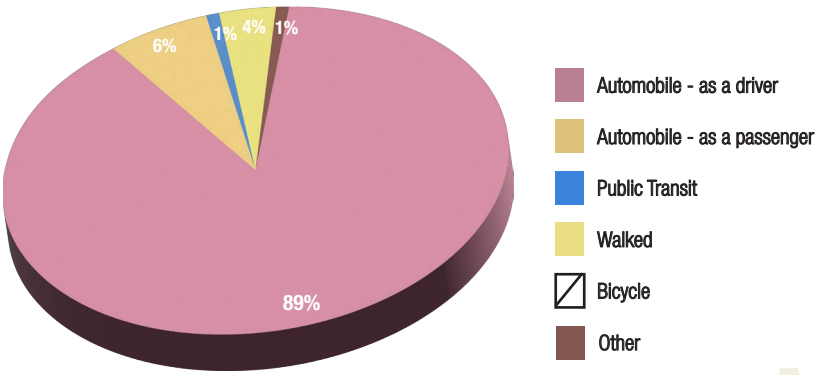
5% of residents commuted to work using alternative means of transport than an automobile, down from 7% in 2016.

Occupation

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

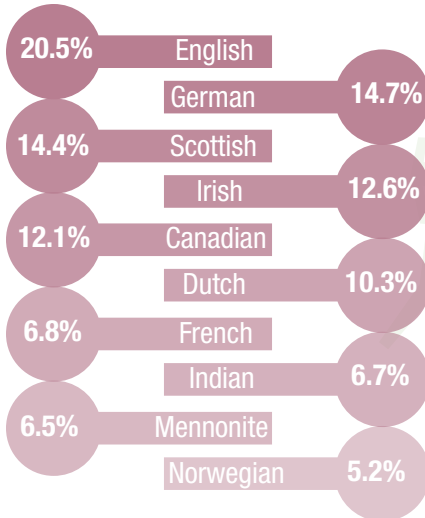| Industry	2016	2021
Health Care and Social Assistance	13.5%	12.3%
Construction	15.4%	11.7%
Retail Trade	7.6%	11.4%
Manufacturing	11.5%	9.4%
Transportation and Warehousing	6.7%	8.4%

Language

21.6%
of residents know a non-official language.

46% of people who know a non-official language speak Punjabi, up from 45% in 2016.

Punjabi: **46.0%**
Spanish: **7.3%**
German: **6.5%**

Vietnamese: **5.6%**
Tagalog: **4.8%**

Ethnicity

20.5% English
German **14.7%**
14.4% Scottish
Irish **12.6%**
12.1% Canadian
Dutch **10.3%**
6.8% French
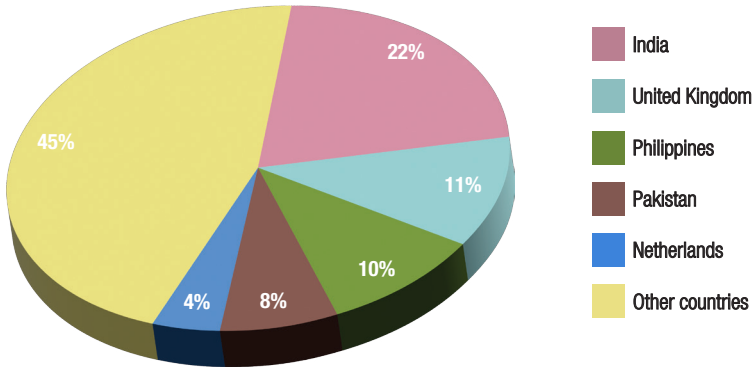Indian **6.7%**
6.5% Mennonite
Norwegian **5.2%**

21.9% of Sumas Way 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

- India 22%
- United Kingdom 11%
- Philippines 10%
- Pakistan 8%
- Netherlands 4%
- Other countries 45%

Period of Immigration

Time period of granted immigration status:

Before 1980	29%
1980-1990	15%
1991-2000	26%
2001-2010	21%
2011-2021	9%