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

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.

UDistrict

This area is located south of Historic Downtown and is where the University of the Fraser Valley is located. Abbotsford Centre, the city's largest sports arena, hosts major sporting events and concerts for the community.

Population

Total Population of UDistrict
3,950
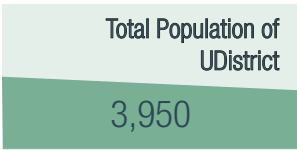
14.3% of UDistrict residents are children

18.2% of UDistrict residents are elderly

Median Age

UDistrict

2016 **37.2**   2021 **36.4**

Abbotsford

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

Household Size

The average houshold size in UDistrict is **2.5**

Family Structure

Couples

12.4% — Common-law

87.6% — Married

48.3% — w/ Children

52.8% — w/o Children

Single Parent

81.5% — Female

22.2% — Male

Age Distribution

Age	Male	Female
95 years & over	0.1%	0.1%
85-94	1%	1%
75-84	3%	4%
65-74	4%	5%
55-64	5%	5%
45-54	5%	5%
35-44	7%	6%
25-34	11%	10%
15-24	14%	14%
Under 14 years	8%	7%

■ Male ■ Female
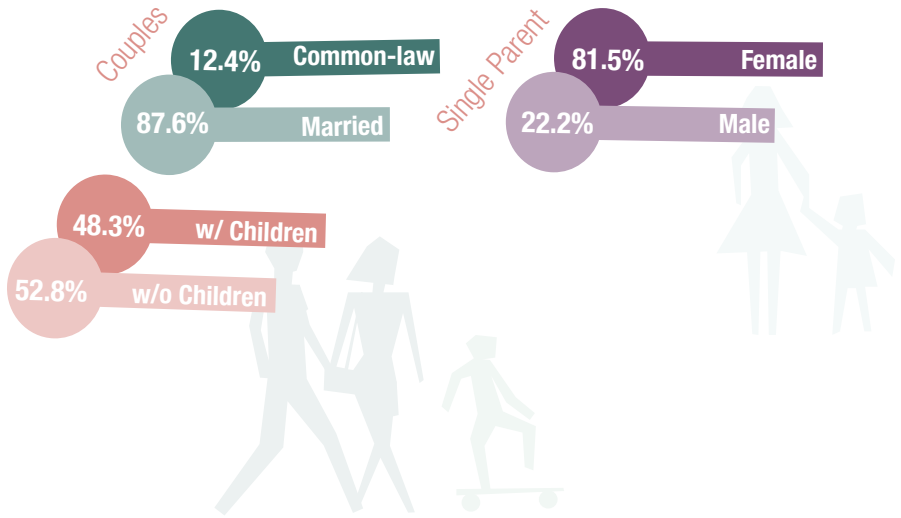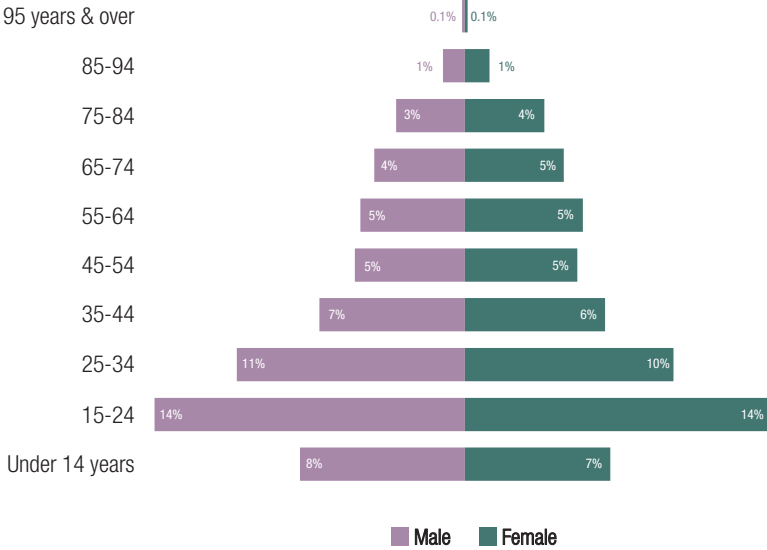
Housing Types

Single-detached house	**13%**
Semi-detached house	**4%**
Row house	**16%**
Apartment or flat in a duplex	**28%**
Apartment <5 storeys	**38%**

Average House Value
2016

$396,012

Average House Value
2021

$648,000

Construction Period

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

2.9%
11.5%
21.2%
28.2%
12.8%
24.4%
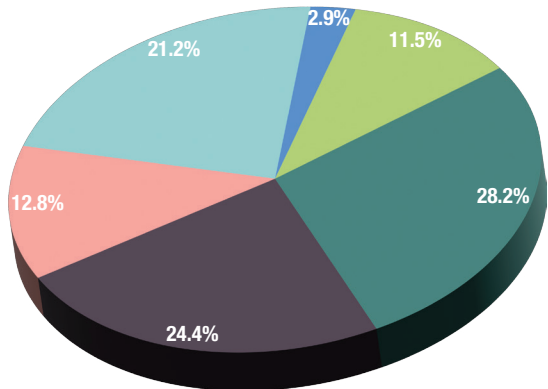
Rent/Own

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: $1,281
2021: $1,456

In 2016, 20.9% 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 17.6%.
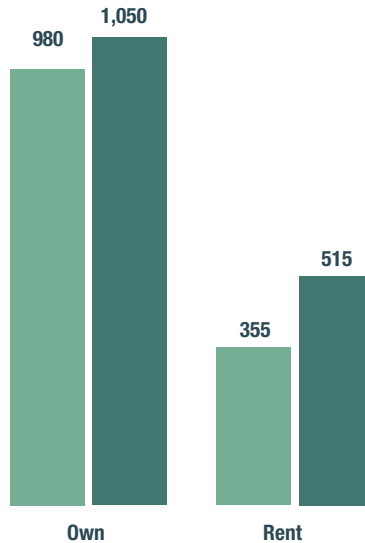
Rented Dwellings

Average monthly rent
2016: $959
2021: $1,450

In 2016, 36.6% of tenant households were spending 30% or more of their income on (unaffordable) shelter costs. In 2021, the percentage of people with unaffordable rent rose to 39.0%.
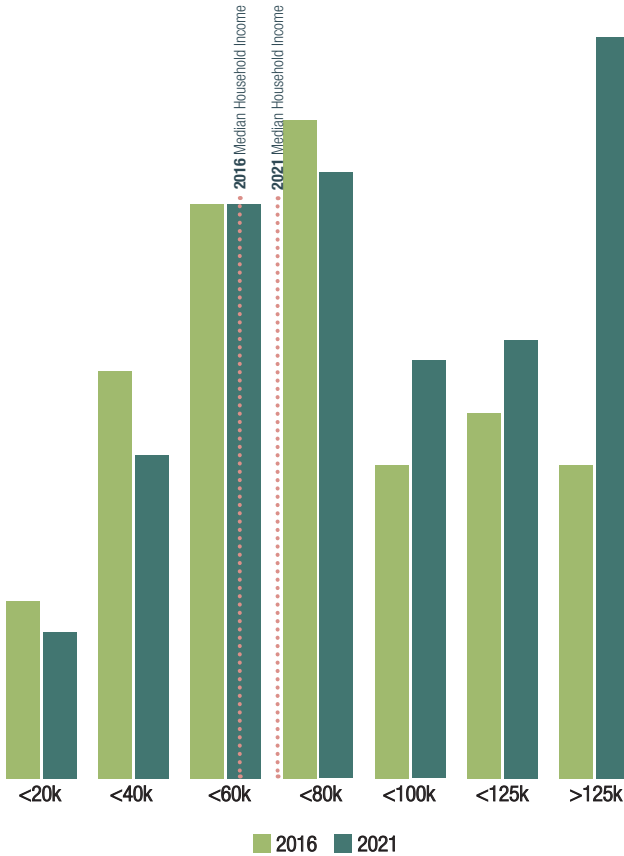
Dwelling Tenure

- 2021
- 2016

	Own	Rent
2016	980	355
2021	1,050	515

Income

Total Household Income

Since 2016, household incomes have risen by approximately 17%.

Chart axis labels: 2016 Median Household Income, 2021 Median Household Income

Categories: <20k, <40k, <60k, <80k, <100k, <125k, >125k
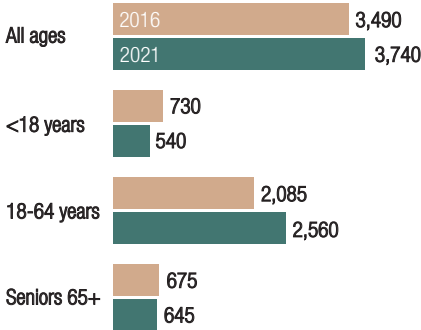
Legend: 2016, 2021

Median Individual Income

Since 2016, individual incomes have lowered by approximately 22%.

2016: **$28,502**
2021: **$34,800**

Total low-income residents (after tax)

All ages
- 2016: 3,490
- 2021: 3,740

<18 years
- 730
- 540

18-64 years
- 2,085
- 2,560
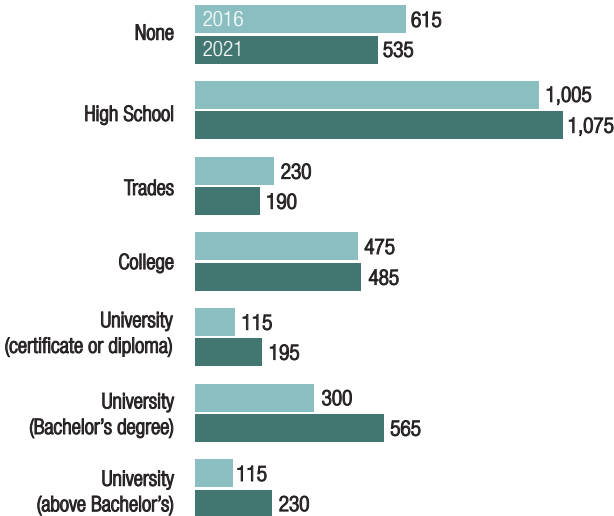
Seniors 65+
- 675
- 645

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.

None
- 2016: 615
- 2021: 535

High School
- 1,005
- 1,075

Trades
- 230
- 190

College
- 475
- 485

University (certificate or diploma)
- 115
- 195

University (Bachelor's degree)
- 300
- 565

University (above Bachelor's)
- 115
- 230

Commute to Work

- 83% Automobile - as a driver
- 7% Automobile - as a passenger
- 6% Public Transit
- 2% Walked
- 1% Bicycle
- Other

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

9% of residents commuted to work using alternative means of transport than an automobile, up from 5% in 2016.

Occupation

Retail Trade, Manufacturing, and Construction saw an increase, while Transportation and Warehousing saw a decrease.

Industry	2016	2021
Retail Trade	10.2%	13.5%
Health Care and Social Assistance	12.4%	11.6%
Manufacturing	8.8%	10.0%
Construction	8.5%	9.8%
Transportation and Warehousing	10.7%	7.7%

Language

38.7%
of residents know a non-official language.

68% of people who know a non-official language speak Punjabi, up from 65% in 2016.
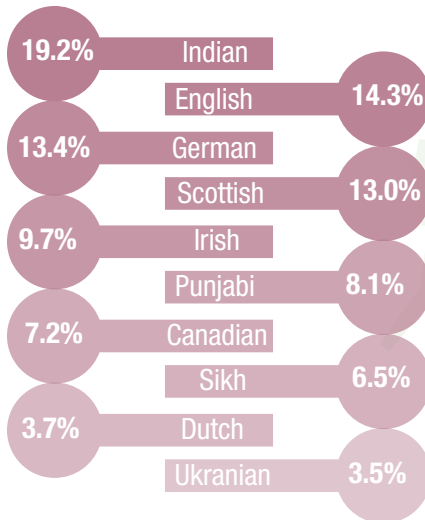
Punjabi: 68.0%   Mandarin: 2.9%
German: 5.9%   Hindi: 2.0%
Spanish: 4.6%

Ethnicity

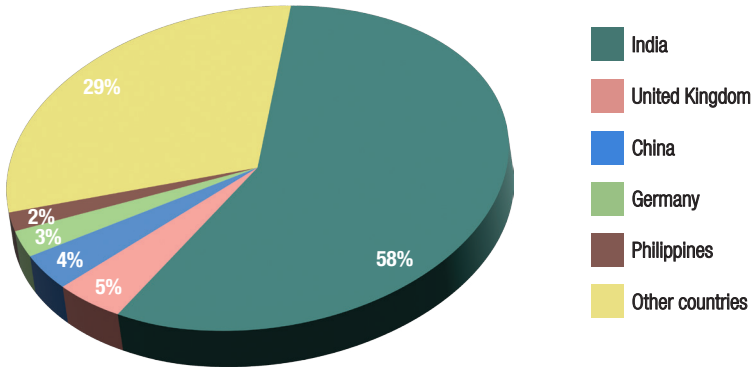| Ethnicity	%
Indian	19.2%
English	14.3%
German	13.4%
Scottish	13.0%
Irish	9.7%
Punjabi	8.1%
Canadian	7.2%
Sikh	6.5%
Dutch	3.7%
Ukranian	3.5%

46.1% of UDistrict 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

Legend:
- India — 58%
- United Kingdom — 5%
- China — 4%
- Germany — 3%
- Philippines — 2%
- Other countries — 29%

Period of Immigration

Time period of granted immigration status:

Before 1980	**15%**
1980-1990	**11%**
1991-2000	**27%**
2001-2010	**20%**
2011-2021	**28%**