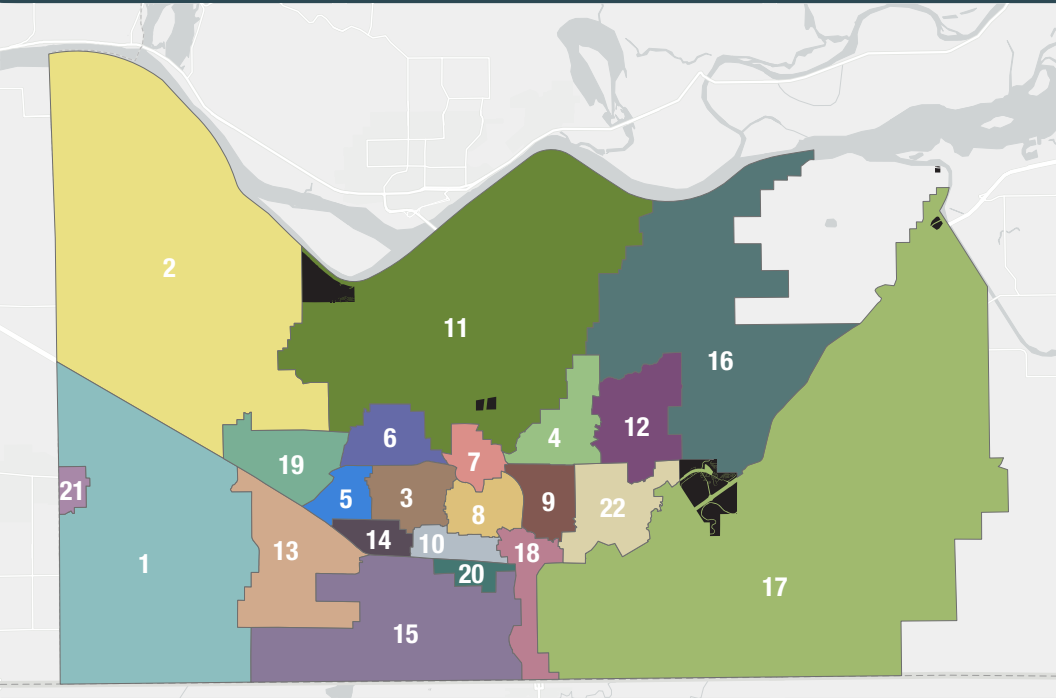


# City of Abbotsford Demographic Profiles 2024



- |                         |                         |                     |
|-------------------------|-------------------------|---------------------|
| 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](http://www.abbotsford.ca/stats)  
Released: January 2024

Contact Us  
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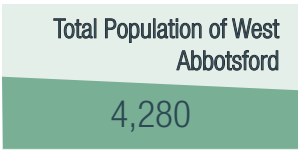
The City of Abbotsford has made an effort to summarize Statistics Canada Census data in an easy to use format for various communities across Abbotsford in these demographic profiles. While every effort has been made to do so accurately, there may be errors in the data portrayed. Users should understand this possibility, and if an error is found, consider informing the Planning & Development Services department so it can be corrected.

# West Abbotsford

West Abbotsford is a small residential area located on the west border of Abbotsford and the Township of Langley. Swesson Park provides outdoor amenities to residents.



## Population



21.8% of West Abbotsford residents are children

10.7% of West Abbotsford residents are elderly



## Median Age

West Abbotsford



Abbotsford

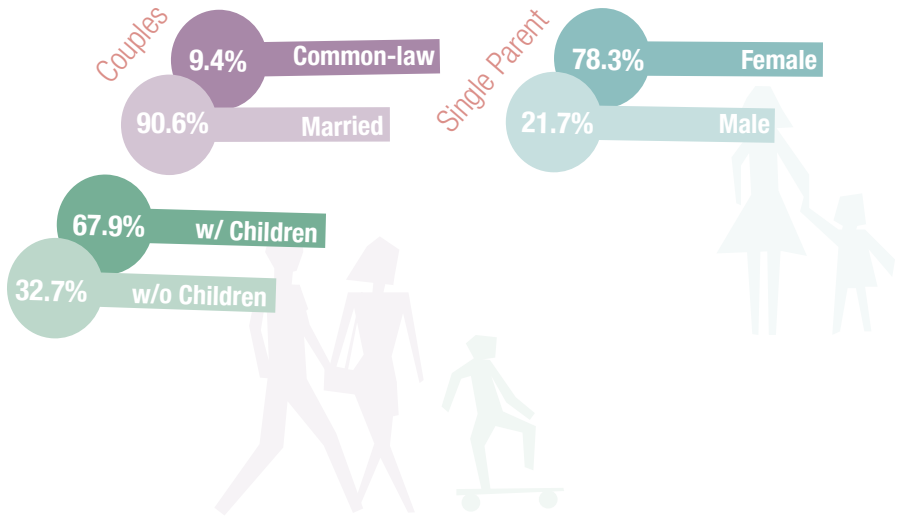


## Household Size

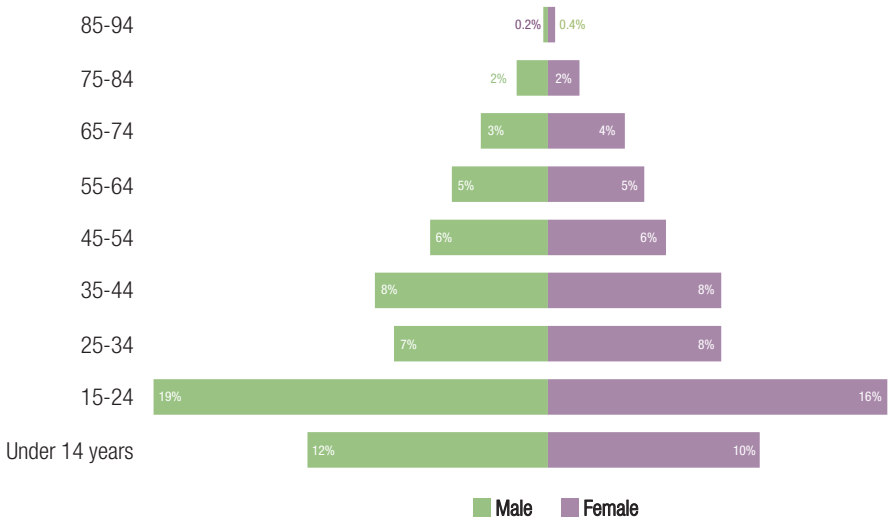
The average household size in West Abbotsford is **3.7**



## Family Structure



## Age Distribution



## Housing Types

Single-detached house **35%**

Apartment or flat in a duplex **61%**

Apartment <5 storeys **5%**

### Average House Value

2016

**\$717,512**

### Average House Value

2021

**\$1,180,000**

## Construction Period

2011-2021

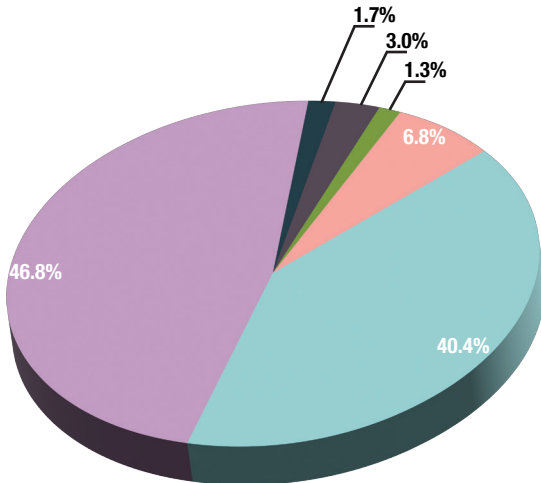
2001-2010

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: \$1,992

2021: \$2,304

In 2016, 24.4% 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 21.5%.

### Rented Dwellings

Average monthly rent

2016: \$991

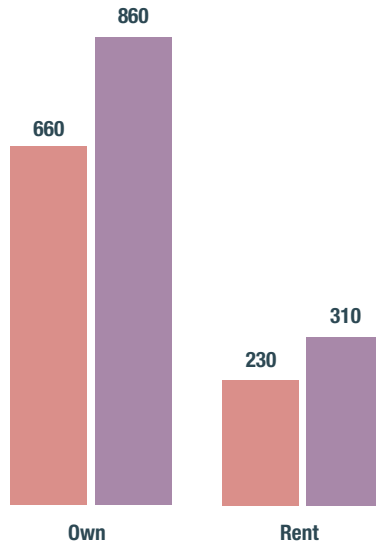
2021: \$1,420

In 2016, 24.4% 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 35.5%.

## Dwelling Tenure

2021

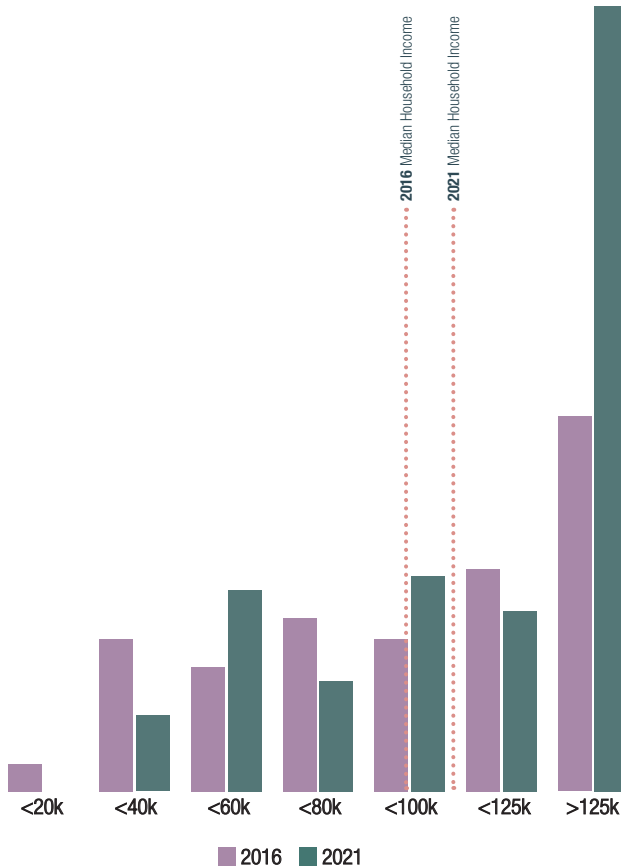
2016



# Income

## Total Household Income

Since 2016, household incomes have risen by approximately 25%.



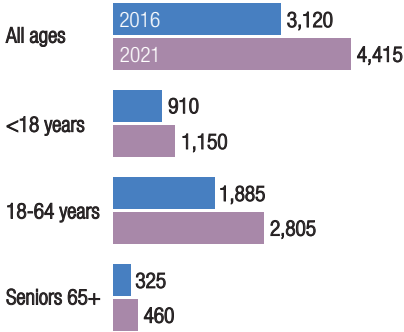
## Median Individual Income

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

2016: **\$33,582**

2021: **\$36,400**

## Total low-income residents (after tax)

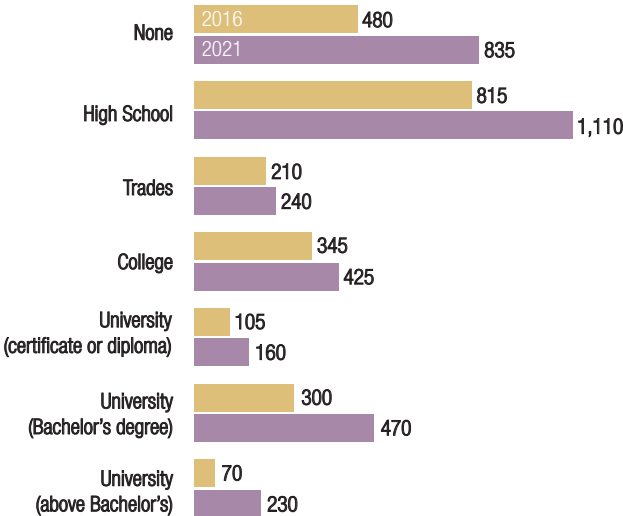


### Low-Income definition

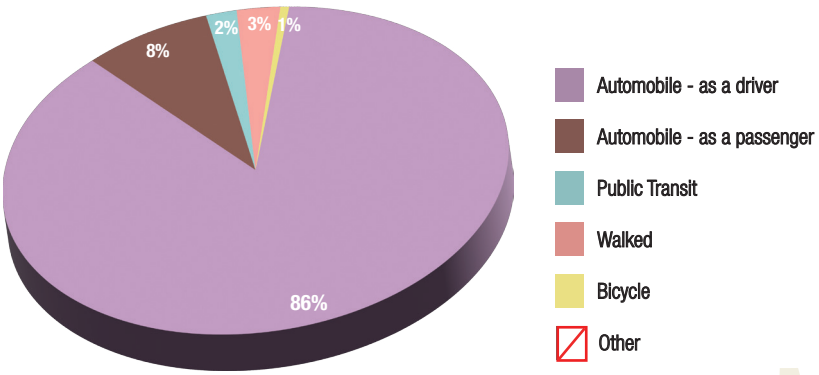
A household is considered “low income” if its total after-tax income is 50% of the median for households in Canada, adjusted for size.

## Education

Fewer people have attained higher education than 2016 levels.



## Commute to Work



5% of residents commuted to work using alternative means of transport than an automobile, remaining consistent with 2016.

## Occupation

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

Industry	2016	2021
Transportation and Warehousing	12.1%	14.1%
Retail Trade	10.6%	13.3%
Health Care and Social Assistance	9.1%	13.1%
Construction	9.4%	10.0%
Manufacturing	9.7%	8.3%



## Language

45.4%  
of residents know a non-official language.

75% of people who know a non-official language speak Punjabi,  
up from 70% in 2016.

Punjabi: 75.3%

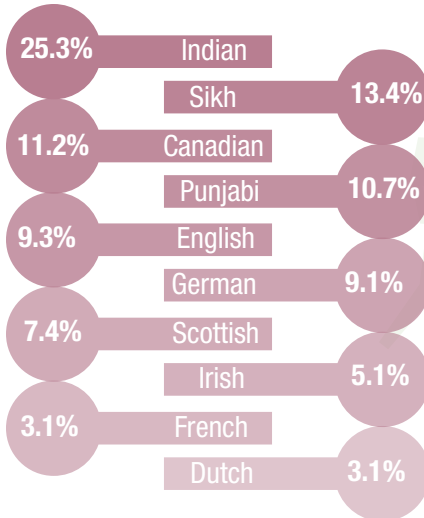
Spanish: 1.5%

Vietnamese 5.9%

Hindi: 1.5%

Tagalog: 3.4%

## Ethnicity

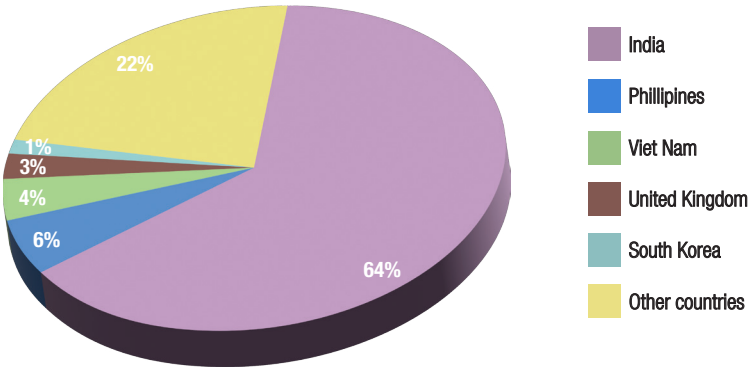


61.7% of West Abbotsford residents are of a visible minority group.

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	10%
1980-1990	10%
1991-2000	18%
2001-2010	34%
2011-2021	29%