



CITY OF ABBOTSFORD

# 2020 Demographic Profiles

Abbotsford Summary

Aberdeen

Bradner - Mt. Lehman

City Centre

Clayburn

Clearbrook

Fairfield

Hazelwood

Historic Downtown

Immel - McMillan

Marshall - McCallum

Matsqui Prairie

McKee

Peardonville

## South Clearbrook

South Poplar

Sumas Mountain

Sumas Prairie

Sumas Way

Townline

UDistrict

West Abbotsford

Whatcom

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## Sources:

2006, 2011, 2016 Census, and BC Stats  
(some data is adjusted based on the Census undercount)

## Additional information available:

[www.abbotsford.ca/stats](http://www.abbotsford.ca/stats)

## Released:

2020

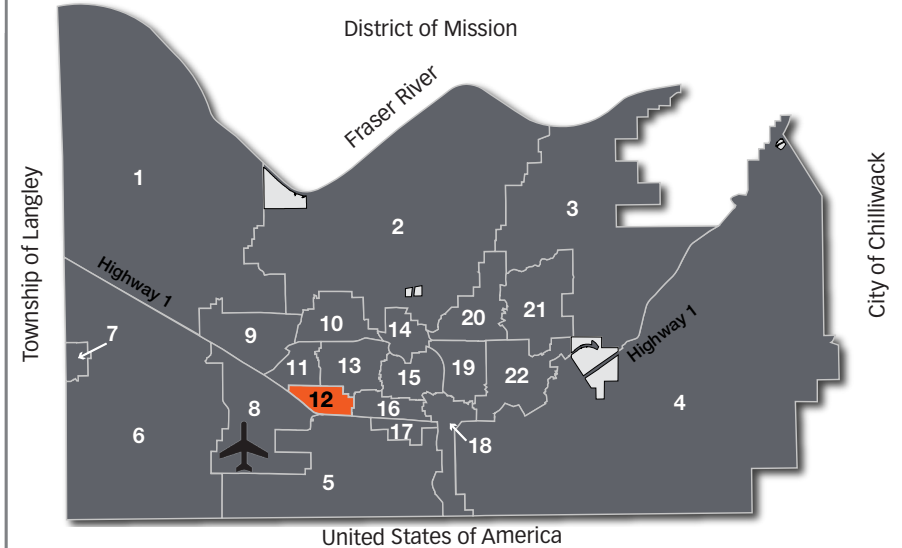
## Contact Us

### CITY OF ABBOTSFORD

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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.

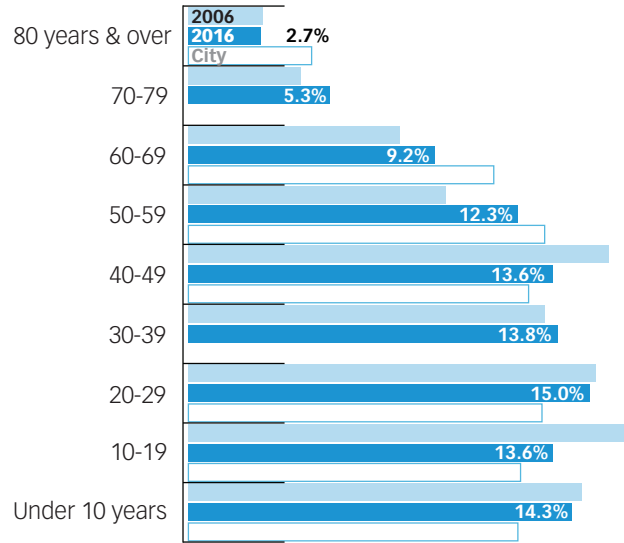


- |                         |                             |                         |                      |
|-------------------------|-----------------------------|-------------------------|----------------------|
| 1. Bradner - Mt. Lehman | 7. West Abbotsford          | 13. City Centre         | 18. Sumas Way        |
| 2. Matsqui Prairie      | 8. Peardonville             | 14. Hazelwood           | 19. Immel - McMillan |
| 3. Sumas Mountain       | 9. Townline                 | 15. Historic Downtown   | 20. Clayburn         |
| 4. Sumas Prairie        | 10. Fairfield               | 16. Marshall - McCallum | 21. McKee            |
| 5. South Poplar         | 11. Clearbrook              | 17. UDistrict           | 22. Whatcom          |
| 6. Aberdeen             | <b>12. South Clearbrook</b> |                         |                      |



# Population

## Age Distribution



**12.0%**  
of residents are seniors  
(10.5% in 2006)  
(16.9% in the City)

**20.5%**  
of residents are children  
(23.5% in 2006)  
(18.4% in the City)

## Median Age

	2011	2016
South Clearbrook	35.0	35.1
Abbotsford	37.9	39.0

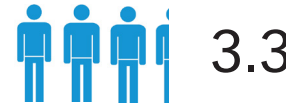
## Growth History

Year	Population*	Growth
2006	7,000	n/a
2011	6,900	-1.4%
2016	7,300	5.8%

\* includes Census undercount adjustment

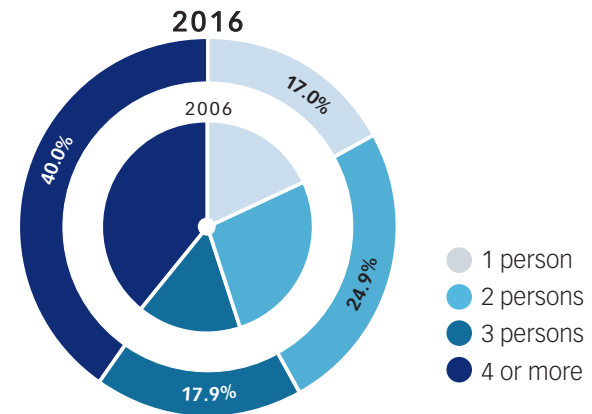
# Households + Families

## Persons per Household



**2.8**  
persons per household  
in the City

## Household Size



## Family Structure

	2006	2016	City
Two-parent families	81.5%	80.7%	85.7%
Married	90.4%	88.7%	89.8%
Common-law	9.6%	11.3%	10.2%
With children	63.9%	62.6%	53.8%
Without children	36.1%	37.7%	46.2%
Single-parent families	18.2%	19.3%	14.3%
Female	76.9%	77.0%	79.0%
Male	24.6%	23.0%	21.0%

# Income

## Individual Income

**\$25,682**

median individual income  
(\$19,679 in 2006)  
(\$29,741 in the City)

	2006	2016	City
Under \$10,000	22.8%	16.0%	14.9%
\$10,000-\$19,999	27.9%	23.8%	20.2%
\$20,000-\$29,999	16.0%	17.0%	15.2%
\$30,000-\$39,999	11.2%	13.1%	12.1%
\$40,000-\$49,999	9.7%	10.3%	9.8%
\$50,000-\$59,999	5.1%	7.1%	7.5%
\$60,000-\$69,999	7.3%	5.5%	5.4%
\$70,000-\$79,999	inc. above	2.8%	4.2%
\$80,000 and over	inc. above	4.6%	10.7%

## Household Income

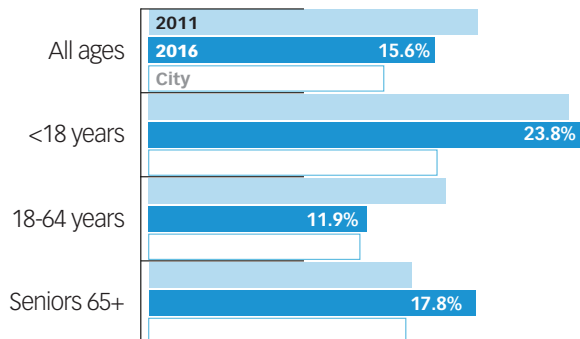
**\$68,864**

median household income  
(\$53,703 in 2006)  
(\$72,511 in the City)

	2006	2016	City
Under \$20,000	11.5%	7.9%	8.7%
\$20,000-\$39,999	24.6%	16.6%	16.0%
\$40,000-\$59,999	21.8%	16.9%	15.9%
\$60,000-\$79,999	19.4%	17.3%	14.6%
\$80,000-\$99,999	9.3%	13.9%	12.4%
\$100,000-\$124,999	13.4%	12.7%	11.6%
\$125,000 and over	inc. above	15.7%	20.8%

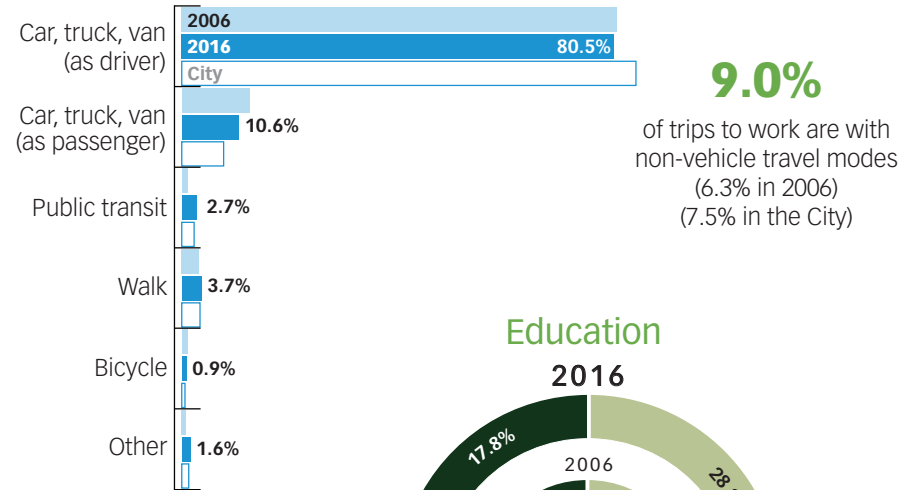
## Low Income

(Percent is of each category (e.g. "all ages") according to Statistics Canada's after tax low income measure (50% of median adjusted household income.)



# Education + Labour

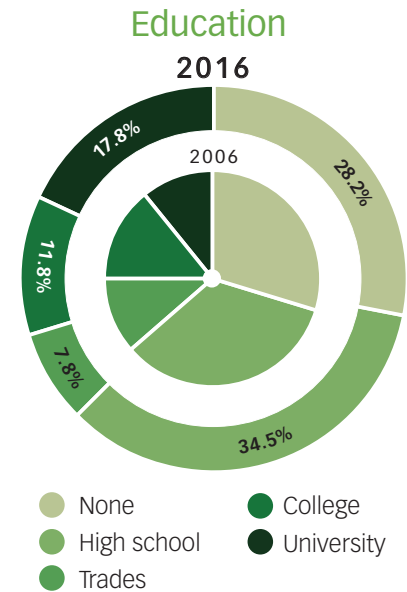
## Travel to Work



**9.0%**

of trips to work are with non-vehicle travel modes  
(6.3% in 2006)  
(7.5% in the City)

**37.4%**  
of residents have more than high school education  
(36.2% in 2006)  
(44.6% in the City)



## Occupations

	2006	2016	City
Manufacturing	13.9%	12.4%	10.0%
Construction	10.0%	11.6%	9.7%
Retail trade	10.4%	11.5%	10.8%
Transportation and warehousing	4.5%	9.3%	8.5%
Accommodation and food services	4.5%	9.1%	7.1%

# Ethnocultural Diversity

## Ethnicity

	2006	2016	City
East Indian	22.3%	33.0%	22.3%
Canadian	18.0%	19.0%	18.8%
German	22.1%	18.3%	19.2%
English	20.2%	16.3%	21.9%
Scottish	12.4%	13.9%	15.7%
Irish	11.2%	9.3%	11.8%
French	8.5%	7.6%	7.4%
Aboriginal	5.2%	6.3%	5.2%
Dutch	9.4%	6.0%	9.9%
Ukrainian	4.8%	5.8%	5.1%

\* includes single and multiple responses

**45.4%**

of residents are visible minorities  
(32.2% in 2006)  
(33.7% in the City)

**47.5%**

of residents know a non-official language  
(38.2% in the City)

**7.6%**

of residents do not know either English or French  
(5.5% in 2006)  
(5.7% in the City)

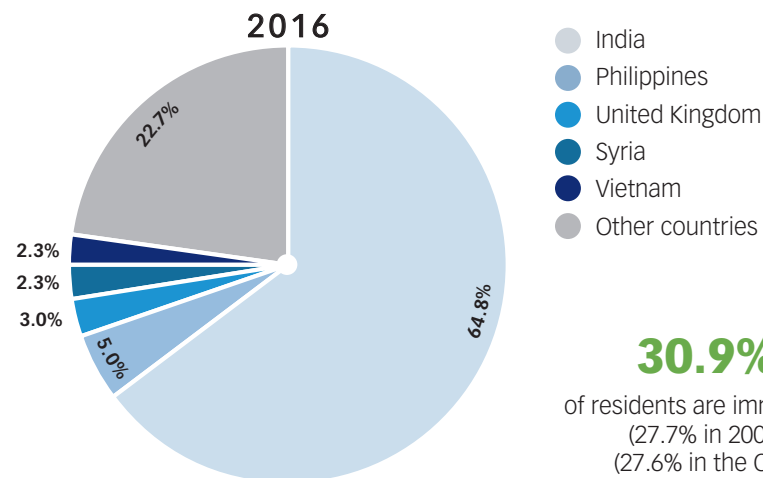
## Knowledge of Non-Official Languages

(as a percent of residents who know a non-official language)

	2016	City
Punjabi	72.3%	61.0%
German	7.0%	9.3%
Hindi	6.4%	7.6%
Filipino	4.2%	2.5%
Spanish	3.3%	4.7%

# Ethnocultural Diversity

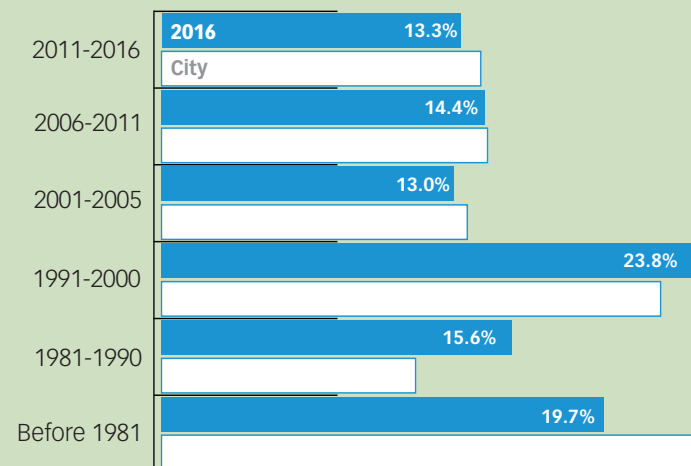
## Immigrants by Place of Birth



**30.9%**

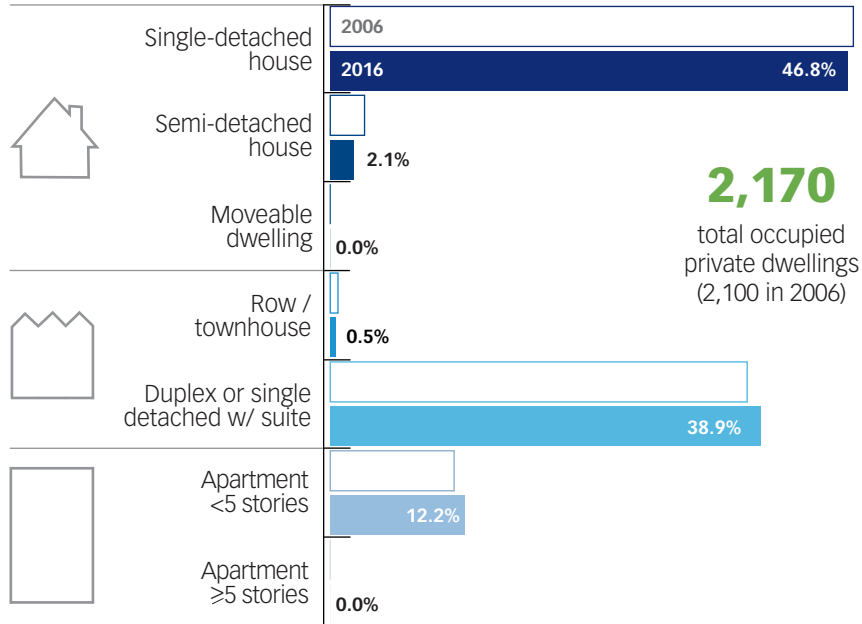
of residents are immigrants  
(27.7% in 2006)  
(27.6% in the City)

## Immigrants by Period of Immigration



# Dwellings

## Housing Types



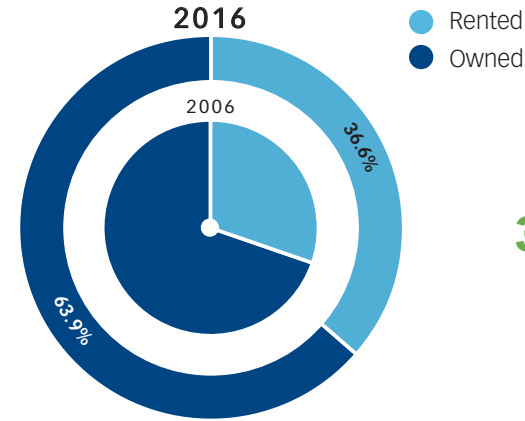
## Construction Period

	2006	2016	City
Before 1960	6.0%	4.1%	5.5%
1961-1980	72.6%	68.7%	27.1%
1981-1990	15.2%	13.8%	22.9%
1991-2000	5.2%	6.7%	23.4%
2001-2010	0.7%*	2.8%	16.0%
2011-2016	n/a	3.5%	5.1%

\* Includes 2001-2006 only

# Dwellings

## Tenure



**30.5% | 69.5%**  
percent rented / owned  
in the City

## Rented Dwellings

Average rent: **\$1,076 / month** (\$834 in 2006)

Spending ≥30%: **37.6%** (32.3% in 2006)

## Owned Dwellings

Average payments: **\$1,412 / month** (\$1,087 in 2006)

Spending ≥30%: **22.1%** (31.2% in 2006)

## Average Value

\$322,619  
2006

\$551,246  
2016

\$516,858  
City



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