



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  
(select data is adjusted based on the Census undercount)

## Additional information available:

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

## Released:

2020

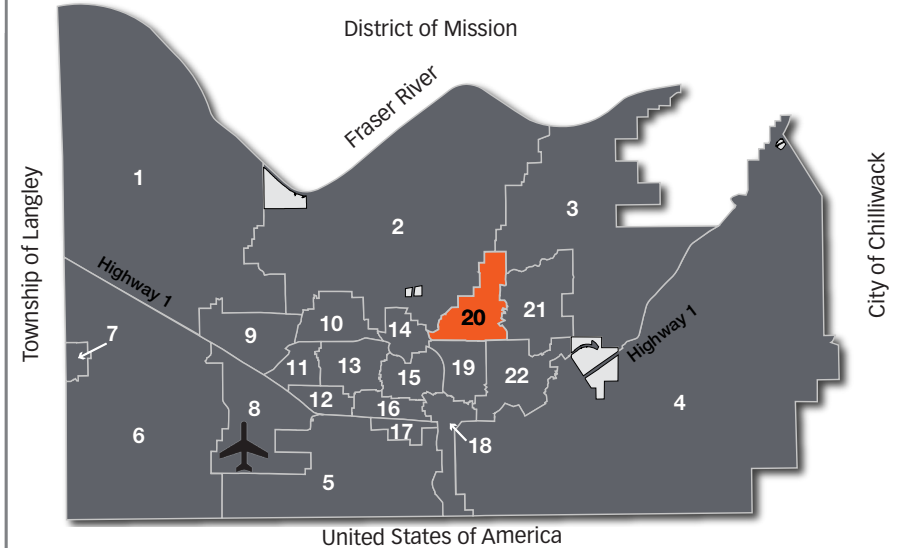
## Contact Us

### 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.

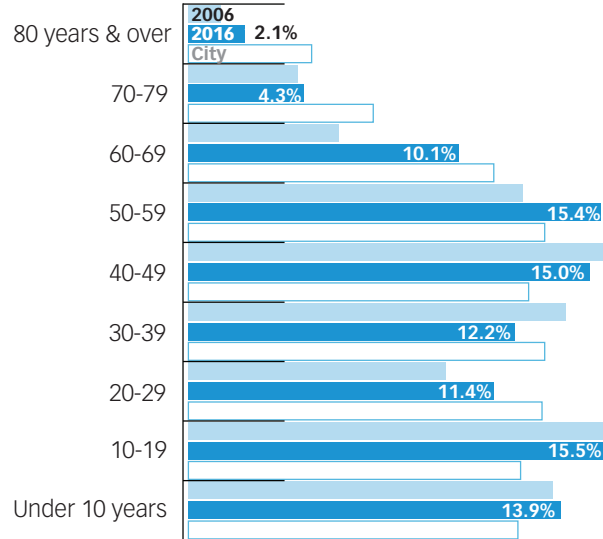


- |                         |                      |                         |                      |
|-------------------------|----------------------|-------------------------|----------------------|
| 1. Bradner - Mt. Lehman | 7. West Abbotsford   | 13. City Centre         | 18. Sumas Way        |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



# Population

## Age Distribution



**10.9%**

of residents are seniors  
(7.4% in 2006)  
(16.9% in the City)

**21.5%**

of residents are children  
(23.9% in 2006)  
(18.4% in the City)

## Median Age

	2011	2016
Clayburn	36.3	37.5
Abbotsford	37.9	39.0

## Growth History

Year	Population*	Growth
2006	10,800	n/a
2011	11,400	5.6%
2016	11,900	4.4%

\* includes Census undercount adjustment

# Households + Families

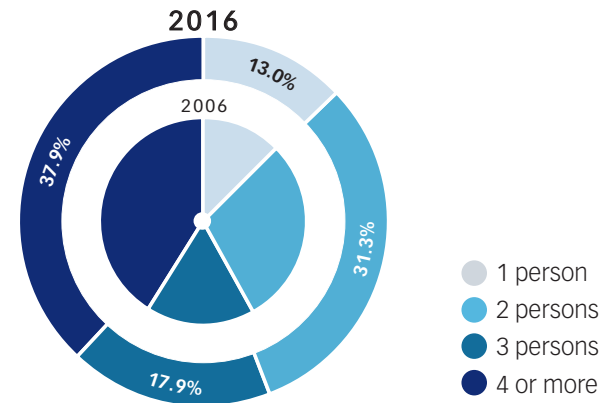
## Persons per Household



**2.8**

persons per household  
in the City

## Household Size



## Family Structure

	2006	2016	City
Two-parent families	90.1%	89.1%	85.7%
Married	94.0%	91.3%	89.8%
Common-law	6.2%	8.6%	10.2%
With children	64.7%	59.8%	53.8%
Without children	35.1%	40.6%	46.2%
Single-parent families	10.1%	10.9%	14.3%
Female	86.2%	78.1%	79.0%
Male	10.3%	20.5%	21.0%

# Income

## Individual Income

**\$56,148**

median individual income  
(\$30,053 in 2006)  
(\$29,741 in the City)

	2006	2016	City
Under \$10,000	20.2%	14.0%	14.9%
\$10,000-\$19,999	16.3%	13.4%	20.2%
\$20,000-\$29,999	13.4%	10.7%	15.2%
\$30,000-\$39,999	12.2%	11.3%	12.1%
\$40,000-\$49,999	11.0%	9.9%	9.8%
\$50,000-\$59,999	7.9%	8.4%	7.5%
\$60,000-\$69,999	19.1%	6.3%	5.4%
\$70,000-\$79,999	inc. above	6.8%	4.2%
\$80,000 and over	inc. above	19.3%	10.7%

## Household Income

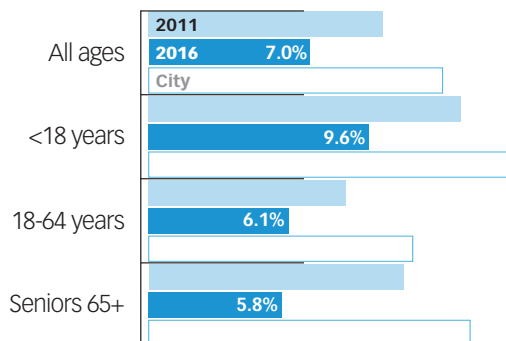
**\$102,180**

median household income  
(\$75,871 in 2006)  
(\$72,511 in the City)

	2006	2016	City
Under \$20,000	7.6%	3.7%	8.7%
\$20,000-\$39,999	11.8%	8.4%	16.0%
\$40,000-\$59,999	15.7%	11.9%	15.9%
\$60,000-\$79,999	19.2%	11.9%	14.6%
\$80,000-\$99,999	15.0%	12.8%	12.4%
\$100,000-\$124,999	30.7%	13.9%	11.6%
\$125,000 and over	inc. above	37.1%	20.8%

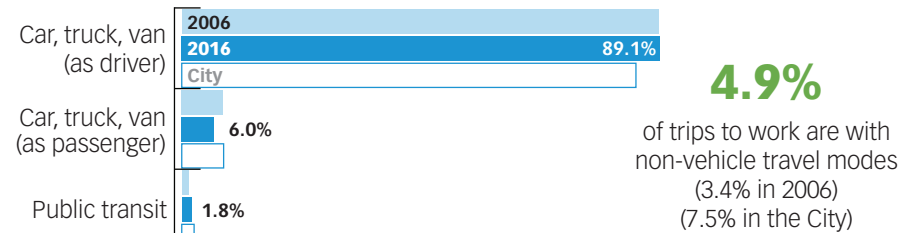
## Low Income

(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.)



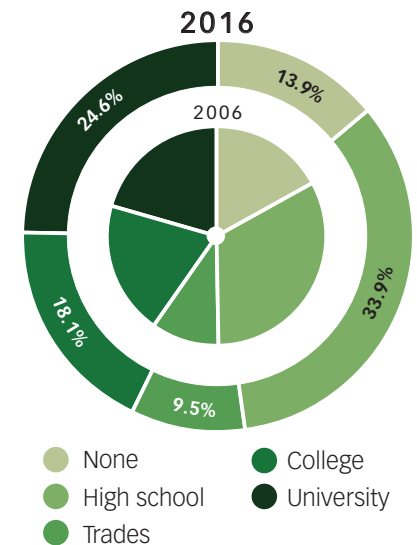
# Education + Labour

## Travel to Work



**52.2%** of residents have more than high school education (50.1% in 2006) (44.6% in the City)

## Education



## Occupations

	2006	2016	City
Construction	10.2%	11.2%	9.7%
Educational services	8.3%	10.8%	6.1%
Retail trade	13.5%	10.7%	10.8%
Health care and social assistance	9.6%	9.2%	9.9%
Public administration	6.0%	8.5%	4.2%

# Ethnocultural Diversity

## Ethnicity

	2006	2016	City
English	37.2%	34.3%	21.9%
Canadian	20.6%	24.6%	18.8%
German	23.6%	24.4%	19.2%
Scottish	23.7%	23.5%	15.7%
Irish	17.1%	18.3%	11.8%
Dutch	1.5%	14.8%	9.9%
French	16.6%	9.6%	7.4%
Ukrainian	11.2%	8.1%	5.1%
Russian	3.9%	7.9%	4.7%
Aboriginal	6.5%	5.9%	5.2%

\* includes single and multiple responses

**11.4%**

of residents are visible minorities (9.4% in 2006) (33.7% in the City)

**15.1%**

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

**0.7%**

of residents do not know either English or French (0.8% in 2006) (5.7% in the City)

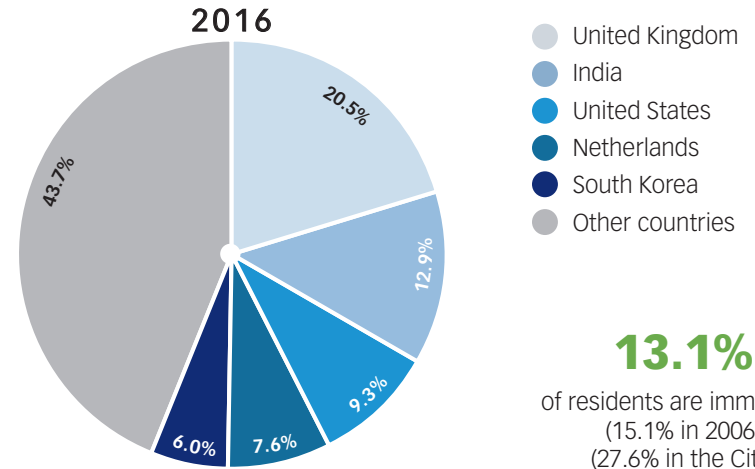
## Knowledge of Non-Official Languages

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

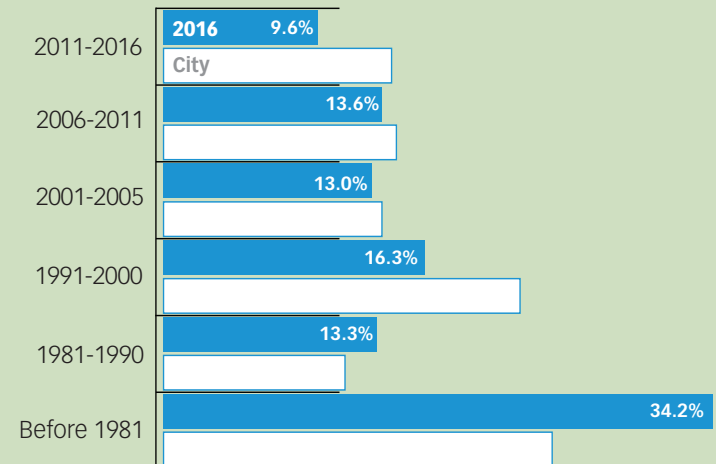
	2016	City
Punjabi	19.0%	61.0%
German	14.9%	9.3%
Korean	11.5%	2.4%
Spanish	10.3%	4.7%
Mandarin	5.7%	2.5%

# Ethnocultural Diversity

## Immigrants by Place of Birth

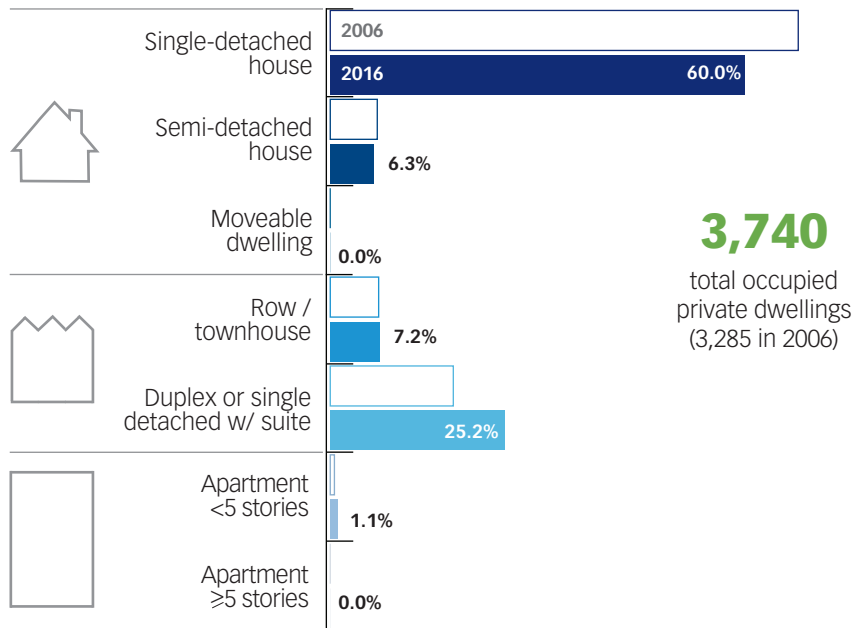


## Immigrants by Period of Immigration



# Dwellings

## Housing Types



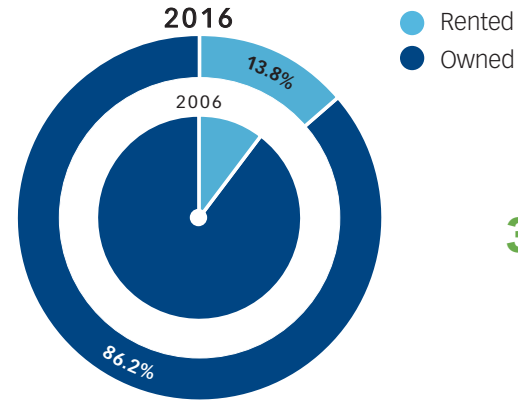
## Construction Period

	2006	2016	City
Before 1960	1.5%	0.7%	5.5%
1961-1980	25.6%	23.4%	27.1%
1981-1990	26.8%	22.2%	22.9%
1991-2000	33.6%	31.0%	23.4%
2001-2010	12.5%*	20.5%	16.0%
2011-2016	n/a	2.3%	5.1%

\* Includes 2001-2006 only

# Dwellings

## Tenure



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

## Rented Dwellings

Average rent: **\$1,150 / month** (\$886 in 2006)  
Spending ≥30%: **35.9%** (30.9% in 2006)

## Owned Dwellings

Average payments: **\$1,559 / month** (\$1,351 in 2006)  
Spending ≥30%: **13.6%** (24.1% in 2006)

## Average Value

\$378,205  
2006

\$559,220  
2016

\$516,858  
City



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