



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

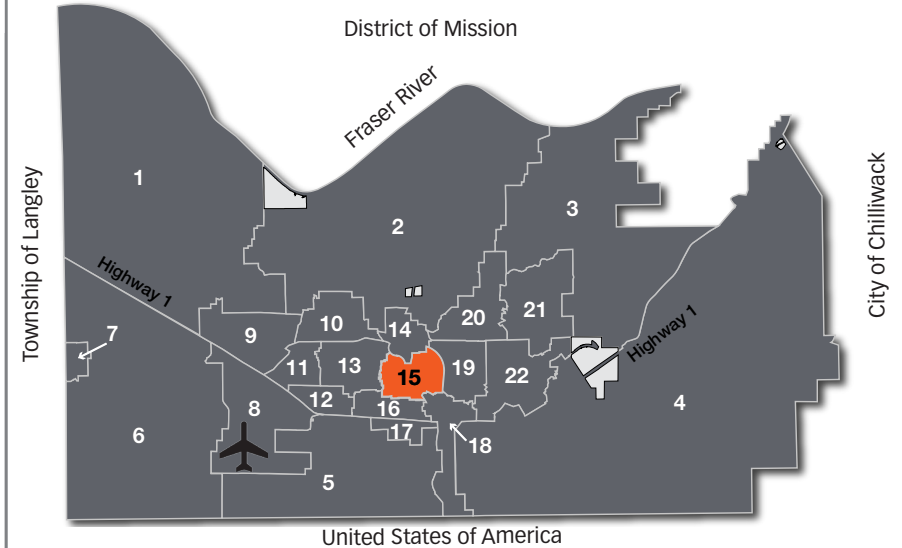
## Contact Us

### 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.

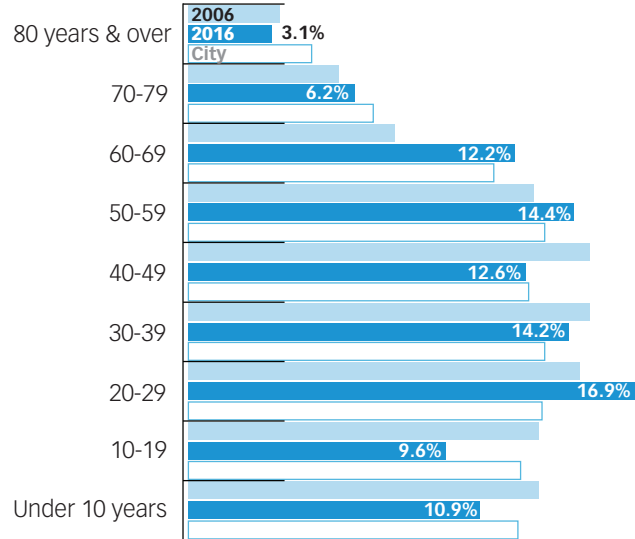


- |                         |                      |                              |                      |
|-------------------------|----------------------|------------------------------|----------------------|
| 1. Bradner - Mt. Lehman | 7. West Abbotsford   | 13. City Centre              | 18. Sumas Way        |
| 2. Matsqui Prairie      | 8. Peardonville      | 14. Hazelwood                | 19. Immel - McMillan |
| 3. Sumas Mountain       | 9. Townline          | <b>15. Historic Downtown</b> | 20. Clayburn         |
| 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



**15.0%**

of residents are seniors  
(11.9% in 2006)  
(16.9% in the City)

**15.5%**

of residents are children  
(19.4% in 2006)  
(18.4% in the City)

## Median Age

|                   | 2011 | 2016 |
|-------------------|------|------|
| Historic Downtown | 37.1 | 38.7 |
| Abbotsford        | 37.9 | 39.0 |

## Growth History

| Year | Population* | Growth |
|------|-------------|--------|
| 2006 | 8,800       | n/a    |
| 2011 | 9,200       | 4.5%   |
| 2016 | 9,700       | 5.4%   |

\* includes Census undercount adjustment

# Households + Families

## Persons per Household

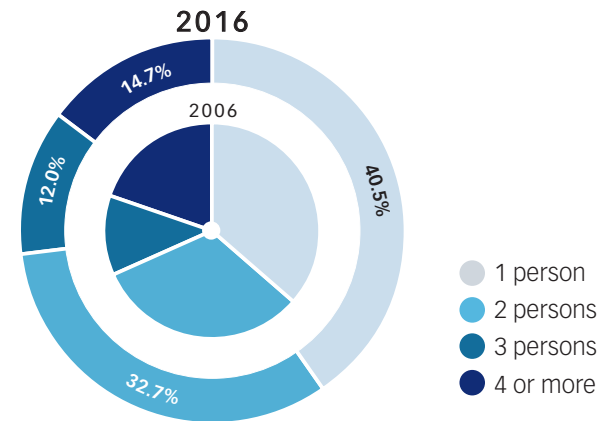


**2.1**

**2.8**

persons per household  
in the City

## Household Size



## Family Structure

|                        | 2006  | 2016  | City  |
|------------------------|-------|-------|-------|
| Two-parent families    | 75.4% | 77.5% | 85.7% |
| Married                | 83.7% | 78.1% | 89.8% |
| Common-law             | 16.3% | 22.2% | 10.2% |
| With children          | 50.7% | 44.3% | 53.8% |
| Without children       | 49.6% | 55.9% | 46.2% |
| Single-parent families | 24.4% | 22.5% | 14.3% |
| Female                 | 77.4% | 78.2% | 79.0% |
| Male                   | 23.5% | 21.8% | 21.0% |

# Income

## Individual Income

**\$28,226**

median individual income  
(\$22,345 in 2006)  
(\$29,741 in the City)

|                   | 2006       | 2016  | City  |
|-------------------|------------|-------|-------|
| Under \$10,000    | 22.4%      | 14.0% | 14.9% |
| \$10,000-\$19,999 | 22.7%      | 21.5% | 20.2% |
| \$20,000-\$29,999 | 16.2%      | 15.7% | 15.2% |
| \$30,000-\$39,999 | 14.1%      | 12.6% | 12.1% |
| \$40,000-\$49,999 | 9.8%       | 9.7%  | 9.8%  |
| \$50,000-\$59,999 | 5.7%       | 7.9%  | 7.5%  |
| \$60,000-\$69,999 | 9.1%       | 5.6%  | 5.4%  |
| \$70,000-\$79,999 | inc. above | 4.5%  | 4.2%  |
| \$80,000 and over | inc. above | 8.4%  | 10.7% |

## Household Income

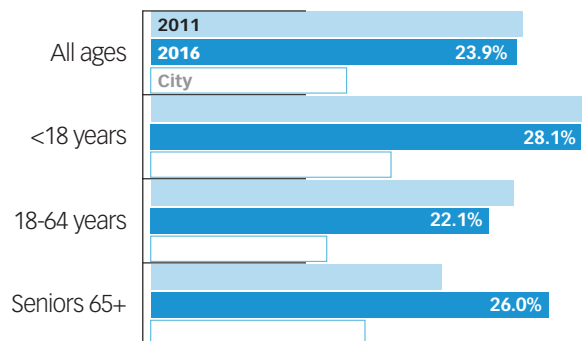
**\$50,395**

median household income  
(\$39,634 in 2006)  
(\$72,511 in the City)

|                     | 2006       | 2016  | City  |
|---------------------|------------|-------|-------|
| Under \$20,000      | 21.9%      | 18.2% | 8.7%  |
| \$20,000-\$39,999   | 28.4%      | 23.9% | 16.0% |
| \$40,000-\$59,999   | 19.7%      | 14.9% | 15.9% |
| \$60,000-\$79,999   | 13.9%      | 14.6% | 14.6% |
| \$80,000-\$99,999   | 6.8%       | 11.0% | 12.4% |
| \$100,000-\$124,999 | 9.2%       | 8.2%  | 11.6% |
| \$125,000 and over  | inc. above | 9.3%  | 20.8% |

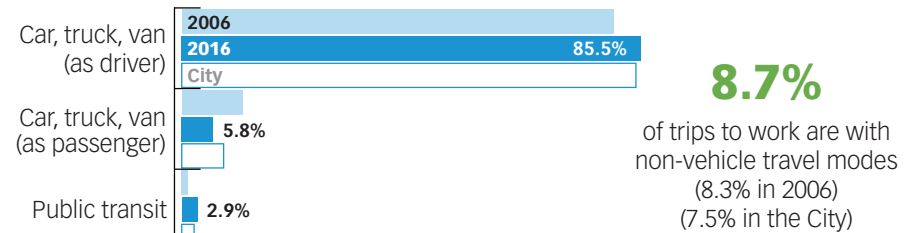
## Low Income

(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.)

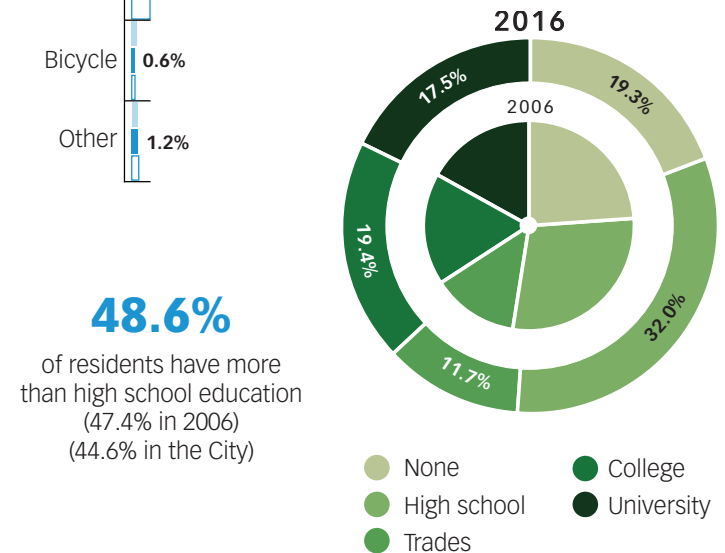


# Education + Labour

## Travel to Work



## Education



## Occupations

|                                   | 2006  | 2016  | City  |
|-----------------------------------|-------|-------|-------|
| Retail Trade                      | 12.3% | 12.4% | 10.8% |
| Health care and social assistance | 8.1%  | 10.7% | 9.9%  |
| Manufacturing                     | 11.1% | 10.5% | 10.0% |
| Construction                      | 8.9%  | 10.5% | 9.7%  |
| Accommodation and food services   | 8.1%  | 7.4%  | 7.1%  |

# Ethnocultural Diversity

## Ethnicity

|            | 2006  | 2016  | City  |
|------------|-------|-------|-------|
| English    | 27.3% | 29.6% | 21.9% |
| Canadian   | 24.0% | 25.1% | 18.8% |
| German     | 24.9% | 22.4% | 19.2% |
| Scottish   | 23.8% | 21.9% | 15.7% |
| Irish      | 16.7% | 17.5% | 11.8% |
| Dutch      | 12.9% | 10.0% | 9.9%  |
| French     | 11.6% | 9.6%  | 7.4%  |
| Aboriginal | 7.4%  | 7.9%  | 5.2%  |
| Ukranian   | 6.0%  | 5.9%  | 5.1%  |
| Russian    | 5.5%  | 5.8%  | 4.7%  |

\* includes single and multiple responses

**13.7%**

of residents are visible minorities (9.9% in 2006) (33.7% in the City)

**16.3%**

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

**1.2%**

of residents do not know either English or French (1.4% in 2006) (5.7% in the City)

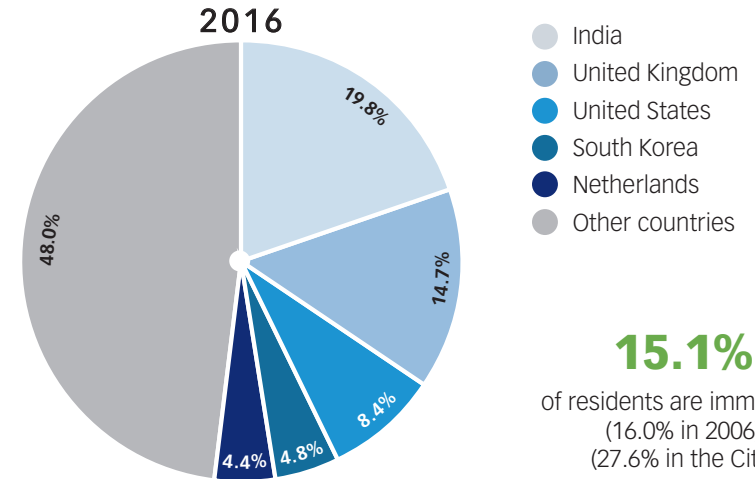
## Knowledge of Non-Official Languages

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

|         | 2016  | City  |
|---------|-------|-------|
| Punjabi | 24.9% | 61.0% |
| Korean  | 14.0% | 2.4%  |
| German  | 13.3% | 9.3%  |
| Spanish | 7.3%  | 4.7%  |
| Russian | 5.6%  | 0.8%  |

# Ethnocultural Diversity

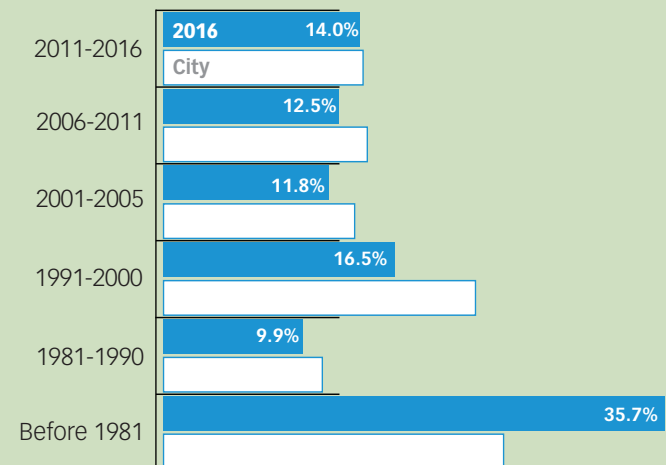
## Immigrants by Place of Birth



**15.1%**

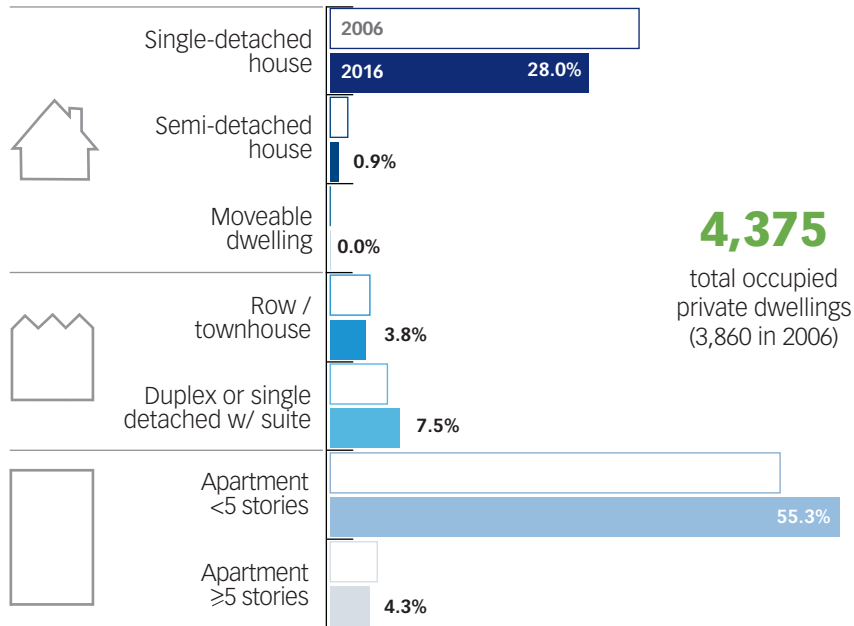
of residents are immigrants (16.0% in 2006) (27.6% in the City)

## Immigrants by Period of Immigration



# Dwellings

## Housing Types



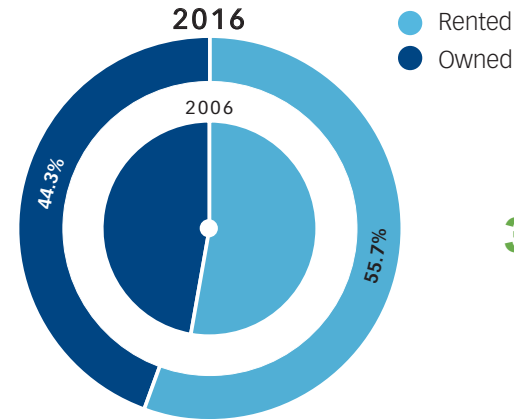
## Construction Period

|             | 2006  | 2016  | City  |
|-------------|-------|-------|-------|
| Before 1960 | 15.4% | 12.5% | 5.5%  |
| 1961-1980   | 44.0% | 37.6% | 27.1% |
| 1981-1990   | 26.1% | 19.7% | 22.9% |
| 1991-2000   | 11.2% | 11.4% | 23.4% |
| 2001-2010   | 3.4%* | 12.5% | 16.0% |
| 2011-2016   | n/a   | 6.0%  | 5.1%  |

\* Includes 2001-2006 only

# Dwellings

## Tenure



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

## Rented Dwellings

Average rent: **\$875 / month** (\$696 in 2006)  
Spending ≥30%: **49.0%** (46.7% in 2006)

## Owned Dwellings

Average payments: **\$1,236 / month** (\$980 in 2006)  
Spending ≥30%: **19.1%** (20.7% in 2006)

## Average Value

**\$275,802**  
2006

**\$404,476**  
2016

**\$516,858**  
City



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