



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

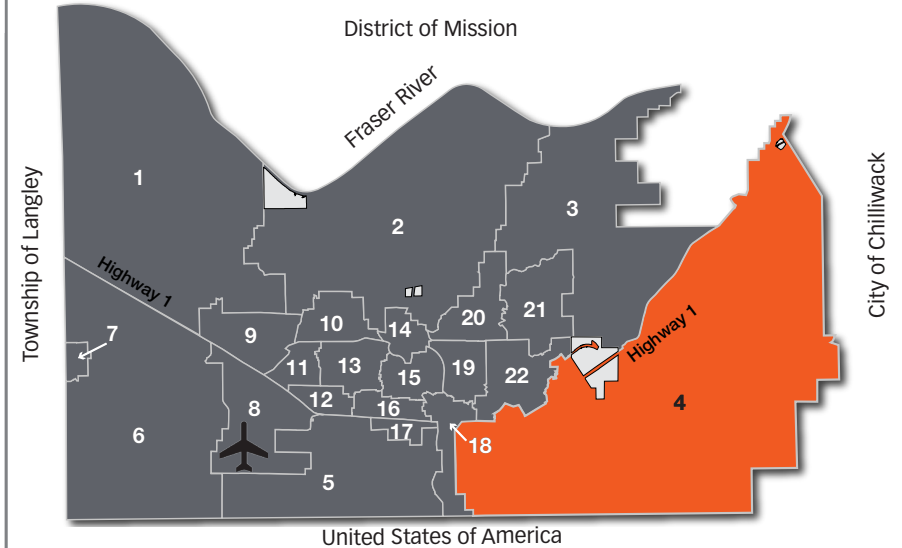
## Contact Us

### 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.

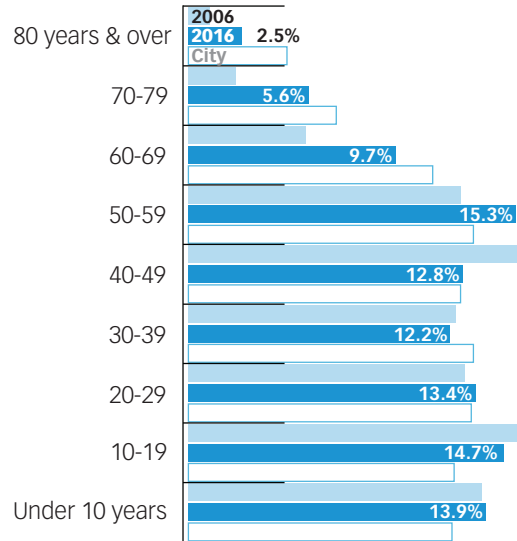


- |                         |                      |                         |                      |
|-------------------------|----------------------|-------------------------|----------------------|
| 1. Bradner - Mt. Lehman | 7. West Abbotsford   | 13. City Centre         | 18. Sumas Way        |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



# Population

## Age Distribution



**12.8%**

of residents are seniors  
(6.5% in 2006)  
(16.9% in the City)

**21.4%**

of residents are children  
(25.3% in 2006)  
(18.4% in the City)

## Median Age

	2011	2016
Sumas Prairie	35.3	36.0
Abbotsford	37.9	39.0

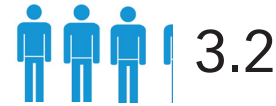
## Growth History

Year	Population*	Growth
2006	2,800	n/a
2011	2,900	3.6%
2016	3,300	13.8%

\* includes Census undercount adjustment

# Households + Families

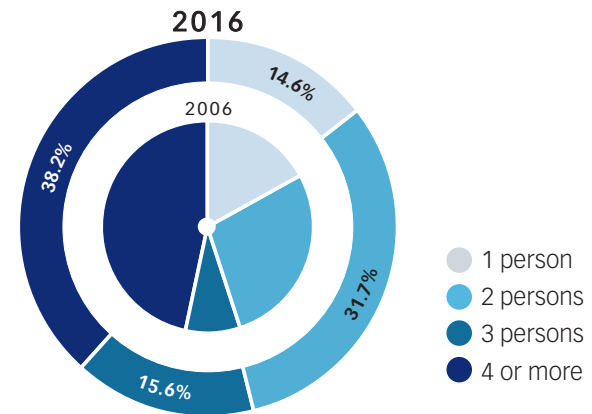
## Persons per Household



**2.8**

persons per household  
in the City

## Household Size



## Family Structure

	2006	2016	City
Two-parent families	92.4%	88.0%	85.7%
Married	92.6%	90.9%	89.8%
Common-law	7.4%	9.7%	10.2%
With children	66.1%	57.4%	53.8%
Without children	35.5%	41.9%	46.2%
Single-parent families	6.9%	12.0%	14.3%
Female	55.6%	61.9%	79.0%
Male	44.4%	38.1%	21.0%

# Income

## Individual Income

**\$32,193**

median individual income  
(\$28,219 in 2006)  
(\$29,741 in the City)

	2006	2016	City
Under \$10,000	18.5%	17.4%	14.9%
\$10,000-\$19,999	18.8%	15.9%	20.2%
\$20,000-\$29,999	16.0%	13.1%	15.2%
\$30,000-\$39,999	16.8%	12.5%	12.1%
\$40,000-\$49,999	13.0%	10.8%	9.8%
\$50,000-\$59,999	5.7%	9.4%	7.5%
\$60,000-\$69,999	11.1%	5.3%	5.4%
\$70,000-\$79,999	inc. above	3.1%	4.2%
\$80,000 and over	inc. above	12.3%	10.7%

## Household Income

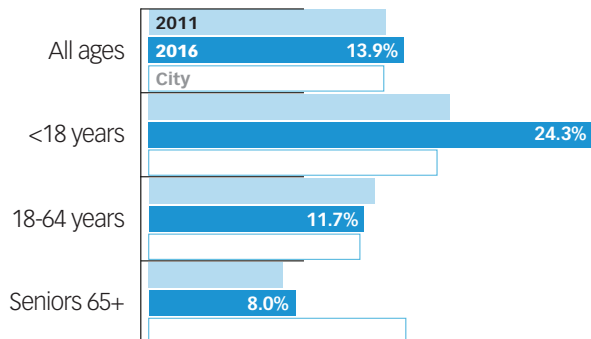
**\$90,080**

median household income  
(\$65,703 in 2006)  
(\$72,511 in the City)

	2006	2016	City
Under \$20,000	9.2%	9.0%	8.7%
\$20,000-\$39,999	15.0%	10.5%	16.0%
\$40,000-\$59,999	18.3%	12.0%	15.9%
\$60,000-\$79,999	19.0%	12.5%	14.6%
\$80,000-\$99,999	14.4%	14.0%	12.4%
\$100,000-\$124,999	24.2%	12.5%	11.6%
\$125,000 and over	inc. above	30.0%	20.8%

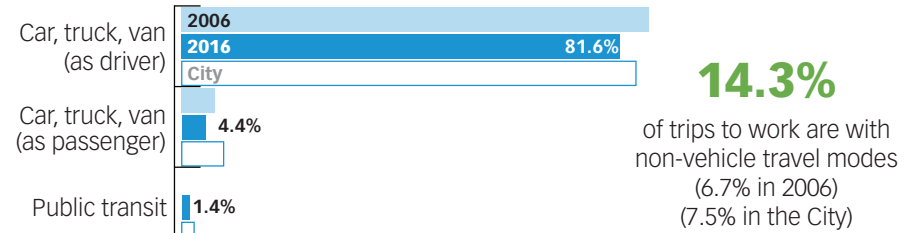
## Low Income

(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

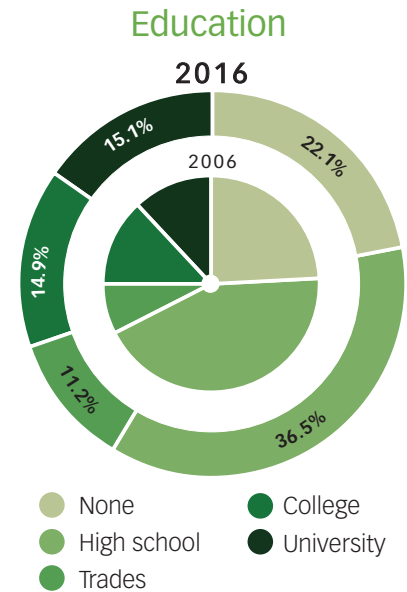
## Travel to Work



**14.3%**

of trips to work are with non-vehicle travel modes  
(6.7% in 2006)  
(7.5% in the City)

**41.2%**  
of residents have more than high school education  
(32.4% in 2006)  
(44.6% in the City)



## Occupations

	2006	2016	City
Agriculture, forestry, fishing and hunting	41.4%	28.2%	7.7%
Transportation and warehousing	5.1%	8.8%	8.5%
Construction	7.1%	8.5%	9.7%
Health care and social assistance	7.7%	8.0%	9.9%
Retail trade	5.7%	5.9%	10.8%

# Ethnocultural Diversity

## Ethnicity

	2006	2016	City
Dutch	36.3%	23.4%	9.9%
German	25.3%	20.3%	19.2%
English	16.9%	20.2%	21.9%
Canadian	12.0%	18.6%	18.8%
Scottish	10.0%	13.3%	15.7%
East Indian	6.9%	13.1%	22.3%
Irish	5.7%	10.2%	11.8%
Aboriginal	5.7%	8.6%	5.2%
French	5.3%	6.0%	7.4%
Ukranian	1.4%	4.8%	5.1%

\* includes single and multiple responses

**18.1%**

of residents are visible minorities (13.4% in 2006) (33.7% in the City)

**25.1%**

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

**2.2%**

of residents do not know either English or French (2.9% in 2006) (5.7% in the City)

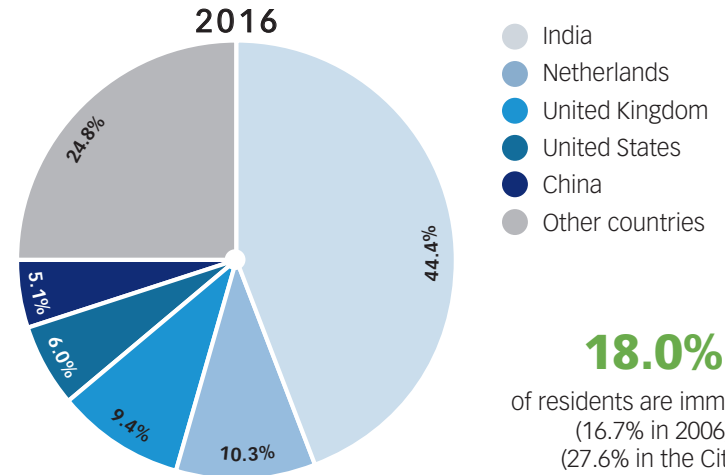
## Knowledge of Non-Official Languages

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

	2016	City
Punjabi	55.2%	61.0%
German	14.1%	9.3%
Dutch	11.0%	2.8%
Spanish	4.9%	4.7%
Italian	3.7%	0.8%

# Ethnocultural Diversity

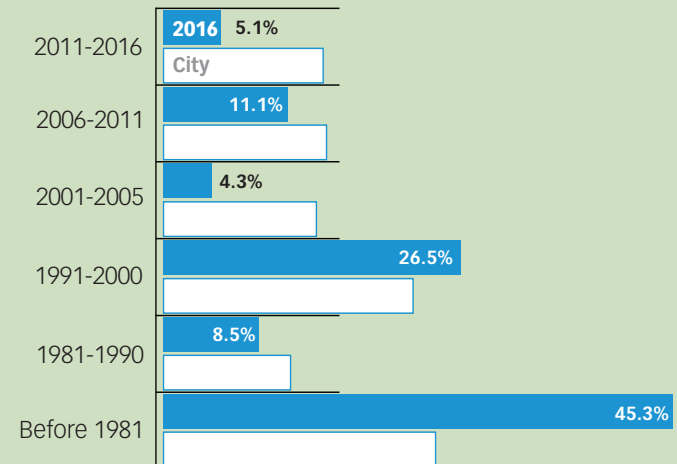
## Immigrants by Place of Birth



**18.0%**

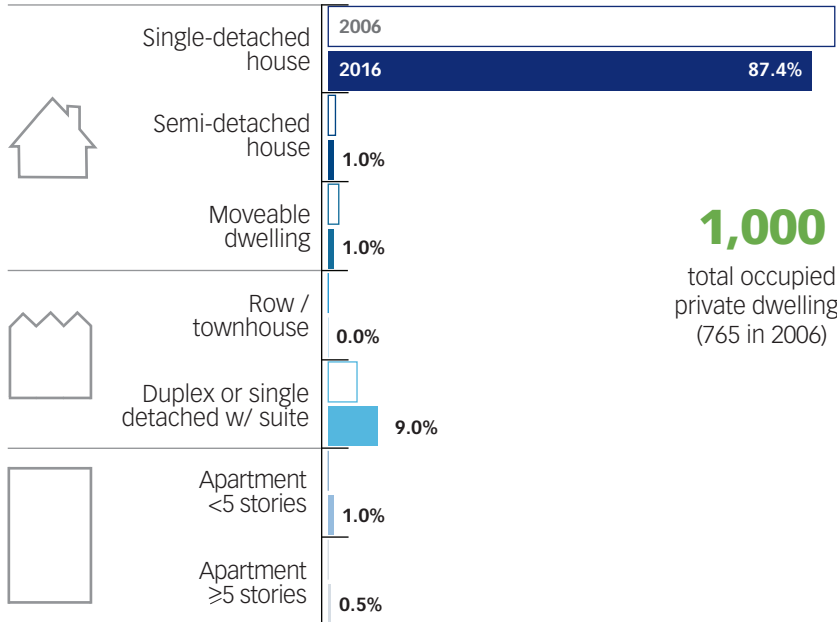
of residents are immigrants (16.7% in 2006) (27.6% in the City)

## Immigrants by Period of Immigration



# Dwellings

## Housing Types



**1,000**  
total occupied private dwellings  
(765 in 2006)

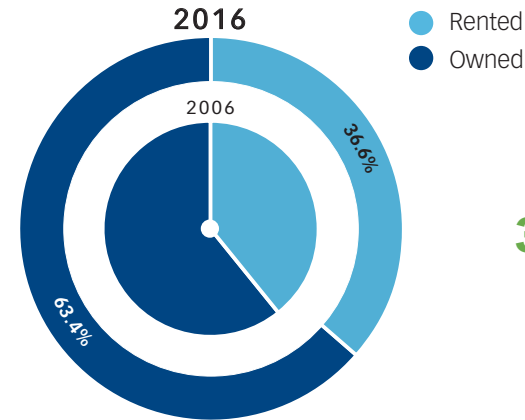
## Construction Period

	2006	2016	City
Before 1960	35.7%	20.0%	5.5%
1961-1980	29.2%	28.5%	27.1%
1981-1990	19.5%	15.5%	22.9%
1991-2000	13.0%	20.5%	23.4%
2001-2010	2.6%*	11.5%	16.0%
2011-2016	n/a	4.5%	5.1%

\* Includes 2001-2006 only

# Dwellings

## Tenure



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

## Rented Dwellings

Average rent: **\$1,128 / month** (\$724 in 2006)

Spending ≥30%: **34.0%** (28.3% in 2006)

## Owned Dwellings

Average payments: **\$1,491 / month** (\$1,144 in 2006)

Spending ≥30%: **17.2%** (29.6% in 2006)

## Average Value

\$482,809  
2006

\$860,762  
2016

\$516,858  
City



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