	10 mile	20 mile	50 mile
Population Summary			
2010 Total Population	19,809	97,677	331,516
2020 Total Population	24,249	113,434	371,763
2020 Group Quarters	151	808	7,657
2022 Total Population	25,291	116,671	379,312
2022 Group Quarters	151	808	7,657
2027 Total Population	26,652	120,696	388,663
2022-2027 Annual Rate	1.05%	0.68%	0.49%
2022 Total Daytime Population	21,009	111,808	377,154
Workers	7,978	53,375	184,335
Residents	13,031	58,433	192,819
Household Summary			
2010 Households	7,145	37,168	132,378
2010 Average Household Size	2.75	2.61	2.45
2020 Total Households	8,615	42,786	147,656
2020 Average Household Size	2.80	2.63	2.47
2022 Households	8,975	43,991	150,575
2022 Average Household Size	2.80	2.63	2.47
2027 Households	9,433	45,494	154,163
2027 Average Household Size	2.81	2.64	2.47
2022-2027 Annual Rate	1.00%	0.67%	0.47%
2010 Families	5,247	25,875	83,245
2010 Average Family Size	3.23	3.11	2.97
2022 Families	6,492	29,857	92,735
2022 Average Family Size	3.32	3.17	3.02
2027 Families	6,832	30,851	94,988
2027 Average Family Size	3.32	3.16	3.01
2022-2027 Annual Rate	1.03%	0.66%	0.48%
Housing Unit Summary			
2000 Housing Units	5,968	30,159	124,504
Owner Occupied Housing Units	64.3%	67.3%	57.7%
Renter Occupied Housing Units	30.4%	26.1%	29.8%
Vacant Housing Units	5.3%	6.6%	12.5%
2010 Housing Units	7,581	39,879	152,898
Owner Occupied Housing Units	63.8%	64.2%	55.7%
Renter Occupied Housing Units	30.5%	29.0%	30.8%
Vacant Housing Units	5.8%	6.8%	13.4%
2020 Housing Units	9,008	45,544	166,915
Vacant Housing Units	4.4%	6.1%	11.5%
2022 Housing Units	9,388	46,945	170,253
Owner Occupied Housing Units	66.7%	64.4%	59.0%
Renter Occupied Housing Units	28.9%	29.3%	29.5%
Vacant Housing Units	4.4%	6.3%	11.6%
2027 Housing Units	9,871	48,594	174,439
Owner Occupied Housing Units	69.1%	65.4%	59.9%
Renter Occupied Housing Units	26.5%	28.2%	28.5%
Vacant Housing Units	4.4%	6.4%	11.6%
Median Household Income			
2022	$78,749	$80,346	$76,113
2027	$93,400	$95,139	$90,300
Median Home Value			
2022	$438,549	$448,302	$453,645
2027	$512,688	$554,907	$583,042
Per Capita Income			
2022	$35,782	$38,124	$40,209
2027	$43,033	$45,682	$48,279
Median Age			
2010	35.2	38.2	38.4
2022	37.9	39.9	40.5
2027	38.9	40.8	41.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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esri

Community Profile

Rings: 10, 20, 50 mile radii

32500 South Fraser Way #401, Abbotsford,
Latitude: 49.0503
Longitude: -122.3245

	10 mile	20 mile	50 mile
2022 Households by Income			
Household Income Base	8,975	43,991	150,575
<$15,000	4.7%	5.2%	6.9%
$15,000 - $24,999	5.8%	6.2%	6.9%
$25,000 - $34,999	6.3%	6.0%	7.0%
$35,000 - $49,999	9.1%	8.3%	9.8%
$50,000 - $74,999	20.8%	19.6%	18.5%
$75,000 - $99,999	16.8%	17.4%	15.6%
$100,000 - $149,999	21.1%	22.0%	19.2%
$150,000 - $199,999	9.1%	9.2%	8.6%
$200,000+	6.3%	6.2%	7.6%
Average Household Income	$100,901	$101,138	$101,053
2027 Households by Income			
Household Income Base	9,433	45,494	154,163
<$15,000	2.8%	3.3%	4.9%
$15,000 - $24,999	3.1%	3.7%	4.9%
$25,000 - $34,999	5.6%	4.0%	5.1%
$35,000 - $49,999	8.9%	6.7%	7.8%
$50,000 - $74,999	16.0%	17.9%	16.6%
$75,000 - $99,999	17.2%	17.0%	15.7%
$100,000 - $149,999	24.6%	25.7%	22.8%
$150,000 - $199,999	12.9%	13.5%	12.3%
$200,000+	8.9%	8.2%	9.9%
Average Household Income	$121,631	$121,228	$121,465
2022 Owner Occupied Housing Units by Value			
Total	6,266	30,226	100,390
<$50,000	1.4%	2.2%	2.2%
$50,000 - $99,999	0.9%	0.7%	0.9%
$100,000 - $149,999	0.6%	0.7%	0.9%
$150,000 - $199,999	1.6%	1.6%	1.7%
$200,000 - $249,999	2.3%	2.5%	2.8%
$250,000 - $299,999	5.1%	3.7%	6.2%
$300,000 - $399,999	23.6%	24.2%	22.1%
$400,000 - $499,999	37.8%	29.7%	24.4%
$500,000 - $749,999	17.5%	25.3%	25.4%
$750,000 - $999,999	5.0%	5.9%	7.9%
$1,000,000 - $1,499,999	2.1%	2.4%	3.9%
$1,500,000 - $1,999,999	0.4%	0.3%	0.9%
$2,000,000 +	1.9%	0.7%	0.6%
Average Home Value	$503,264	$500,745	$521,610
2027 Owner Occupied Housing Units by Value			
Total	6,817	31,795	104,524
<$50,000	0.1%	0.4%	0.7%
$50,000 - $99,999	0.0%	0.0%	0.2%
$100,000 - $149,999	0.0%	0.0%	0.1%
$150,000 - $199,999	0.0%	0.1%	0.3%
$200,000 - $249,999	0.2%	0.5%	0.8%
$250,000 - $299,999	1.3%	1.1%	2.3%
$300,000 - $399,999	12.3%	13.7%	13.2%
$400,000 - $499,999	34.7%	26.9%	22.1%
$500,000 - $749,999	24.4%	33.0%	31.1%
$750,000 - $999,999	12.1%	13.7%	15.6%
$1,000,000 - $1,499,999	8.3%	7.8%	10.6%
$1,500,000 - $1,999,999	1.5%	1.2%	2.0%
$2,000,000 +	5.0%	1.6%	1.0%
Average Home Value	$703,272	$653,243	$675,925

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	10 mile	20 mile	50 mile
2010 Population by Age			
Total	19,810	97,679	331,519
0 - 4	7.9%	6.6%	5.9%
5 - 9	7.3%	6.5%	5.8%
10 - 14	7.7%	7.2%	6.2%
15 - 24	13.9%	13.6%	15.7%
25 - 34	13.0%	12.3%	12.5%
35 - 44	12.0%	12.6%	11.8%
45 - 54	13.1%	14.6%	13.9%
55 - 64	10.7%	12.8%	13.6%
65 - 74	7.0%	7.5%	8.1%
75 - 84	4.8%	4.4%	4.5%
85 +	2.6%	2.0%	2.1%
18 +	72.0%	75.2%	78.2%
2022 Population by Age			
Total	25,291	116,672	379,312
0 - 4	7.0%	5.9%	5.3%
5 - 9	7.2%	6.2%	5.5%
10 - 14	7.2%	6.2%	5.6%
15 - 24	11.0%	11.0%	13.3%
25 - 34	13.7%	14.3%	13.6%
35 - 44	12.9%	12.5%	11.9%
45 - 54	11.1%	11.6%	11.1%
55 - 64	12.3%	13.3%	13.5%
65 - 74	9.8%	11.3%	12.1%
75 - 84	5.4%	5.6%	5.9%
85 +	2.5%	2.2%	2.3%
18 +	75.0%	78.3%	80.5%
2027 Population by Age			
Total	26,652	120,697	388,662
0 - 4	6.9%	5.9%	5.2%
5 - 9	7.1%	6.1%	5.4%
10 - 14	7.5%	6.4%	5.7%
15 - 24	10.9%	10.4%	12.9%
25 - 34	12.1%	12.9%	12.4%
35 - 44	13.8%	13.8%	12.8%
45 - 54	10.9%	11.3%	11.0%
55 - 64	11.5%	12.1%	12.1%
65 - 74	10.2%	11.6%	12.5%
75 - 84	6.4%	7.2%	7.5%
85 +	2.5%	2.4%	2.5%
18 +	74.4%	78.1%	80.5%
2010 Population by Sex			
Males	9,625	48,254	164,138
Females	10,184	49,423	167,378
2022 Population by Sex			
Males	12,389	57,781	188,595
Females	12,902	58,890	190,717
2027 Population by Sex			
Males	13,080	59,819	193,396
Females	13,572	60,877	195,267

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	10 mile	20 mile	50 mile
2010 Population by Race/Ethnicity			
Total	19,809	97,677	331,516
White Alone	86.4%	85.6%	84.9%
Black Alone	0.6%	0.8%	0.8%
American Indian Alone	2.2%	1.9%	2.5%
Asian Alone	2.1%	3.5%	2.8%
Pacific Islander Alone	0.1%	0.3%	0.2%
Some Other Race Alone	5.8%	4.6%	5.1%
Two or More Races	2.9%	3.4%	3.5%
Hispanic Origin	12.3%	9.8%	10.9%
Diversity Index	41.0	39.4	41.5
2020 Population by Race/Ethnicity			
Total	24,249	113,434	371,763
White Alone	78.2%	76.8%	76.8%
Black Alone	0.7%	0.9%	0.9%
American Indian Alone	1.6%	1.8%	2.5%
Asian Alone	2.9%	4.9%	3.6%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	7.0%	5.7%	6.1%
Two or More Races	9.3%	9.5%	9.9%
Hispanic Origin	14.8%	12.3%	12.9%
Diversity Index	53.2	52.5	53.1
2022 Population by Race/Ethnicity			
Total	25,292	116,669	379,312
White Alone	77.7%	76.3%	76.3%
Black Alone	0.7%	0.9%	0.9%
American Indian Alone	1.6%	1.8%	2.5%
Asian Alone	3.0%	5.0%	3.6%
Pacific Islander Alone	0.2%	0.4%	0.3%
Some Other Race Alone	7.1%	5.8%	6.1%
Two or More Races	9.6%	9.8%	10.2%
Hispanic Origin	15.0%	12.4%	13.0%
Diversity Index	53.9	53.2	53.7
2027 Population by Race/Ethnicity			
Total	26,653	120,696	388,663
White Alone	76.6%	75.0%	75.1%
Black Alone	0.7%	0.9%	0.9%
American Indian Alone	1.6%	1.9%	2.5%
Asian Alone	3.1%	5.3%	3.8%
Pacific Islander Alone	0.2%	0.4%	0.3%
Some Other Race Alone	7.5%	6.1%	6.4%
Two or More Races	10.2%	10.4%	10.9%
Hispanic Origin	15.4%	12.7%	13.1%
Diversity Index	55.3	54.8	55.1
2010 Population by Relationship and Household Type			
Total	19,808	97,678	331,516
In Households	99.1%	99.4%	97.7%
In Family Households	87.7%	84.6%	77.3%
Householder	26.5%	26.5%	25.1%
Spouse	22.0%	21.4%	19.7%
Child	34.1%	31.1%	26.7%
Other relative	3.0%	3.3%	3.1%
Nonrelative	2.1%	2.4%	2.6%
In Nonfamily Households	11.4%	14.8%	20.5%
In Group Quarters	0.9%	0.6%	2.3%
Institutionalized Population	0.6%	0.3%	0.6%
Noninstitutionalized Population	0.3%	0.3%	1.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	10 mile	20 mile	50 mile
2022 Population 25+ by Educational Attainment			
Total	17,113	82,513	266,806
Less than 9th Grade	4.4%	2.8%	2.5%
9th - 12th Grade, No Diploma	6.0%	5.0%	4.2%
High School Graduate	24.0%	22.8%	19.9%
GED/Alternative Credential	5.5%	4.8%	4.4%
Some College, No Degree	24.5%	21.7%	22.1%
Associate Degree	12.4%	12.4%	11.8%
Bachelor's Degree	16.3%	20.4%	22.1%
Graduate/Professional Degree	6.9%	10.1%	12.9%
2022 Population 15+ by Marital Status			
Total	19,898	95,318	317,184
Never Married	25.6%	29.4%	32.0%
Married	58.0%	54.6%	51.7%
Widowed	5.8%	5.5%	5.2%
Divorced	10.6%	10.5%	11.1%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	12,641	61,119	195,221
Population 16+ Employed	97.8%	96.3%	96.4%
Population 16+ Unemployment rate	2.2%	3.7%	3.6%
Population 16-24 Employed	13.2%	13.0%	15.3%
Population 16-24 Unemployment rate	11.9%	14.2%	9.9%
Population 25-54 Employed	64.2%	63.7%	60.1%
Population 25-54 Unemployment rate	0.5%	2.0%	2.7%
Population 55-64 Employed	17.0%	16.9%	17.0%
Population 55-64 Unemployment rate	1.1%	1.5%	1.7%
Population 65+ Employed	5.6%	6.5%	7.6%
Population 65+ Unemployment rate	0.0%	1.4%	0.9%
2022 Employed Population 16+ by Industry			
Total	12,358	58,881	188,200
Agriculture/Mining	9.0%	4.1%	3.2%
Construction	11.7%	10.7%	8.8%
Manufacturing	10.3%	11.1%	9.7%
Wholesale Trade	1.8%	2.4%	2.3%
Retail Trade	10.0%	10.6%	11.4%
Transportation/Utilities	5.6%	6.6%	5.5%
Information	1.1%	1.6%	1.6%
Finance/Insurance/Real Estate	3.9%	4.1%	4.7%
Services	41.6%	43.6%	47.7%
Public Administration	5.1%	5.3%	5.1%
2022 Employed Population 16+ by Occupation			
Total	12,357	58,882	188,199
White Collar	49.8%	55.0%	57.4%
Management/Business/Financial	16.8%	17.3%	16.4%
Professional	18.3%	19.6%	22.4%
Sales	6.5%	7.8%	8.4%
Administrative Support	8.2%	10.4%	10.2%
Services	16.4%	17.2%	18.1%
Blue Collar	33.8%	27.7%	24.6%
Farming/Forestry/Fishing	6.1%	2.5%	1.8%
Construction/Extraction	7.6%	7.1%	6.2%
Installation/Maintenance/Repair	5.5%	3.3%	3.4%
Production	6.1%	6.2%	5.4%
Transportation/Material Moving	8.5%	8.5%	7.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 01, 2022

	10 mile	20 mile	50 mile
2010 Households by Type			
Total	7,145	37,167	132,377
Households with 1 Person	22.8%	23.9%	27.4%
Households with 2+ People	77.2%	76.1%	72.6%
Family Households	73.4%	69.6%	62.9%
Husband-wife Families	61.0%	56.2%	49.4%
With Related Children	28.1%	24.1%	19.2%
Other Family (No Spouse Present)	12.5%	13.4%	13.5%
Other Family with Male Householder	4.1%	4.2%	4.3%
With Related Children	2.7%	2.5%	2.6%
Other Family with Female Householder	8.4%	9.2%	9.1%
With Related Children	5.9%	6.0%	6.1%
Nonfamily Households	3.7%	6.5%	9.7%
All Households with Children	37.0%	33.2%	28.6%
Multigenerational Households	2.6%	3.0%	2.6%
Unmarried Partner Households	4.6%	6.3%	7.5%
Male-female	4.2%	5.7%	6.7%
Same-sex	0.4%	0.6%	0.8%
2010 Households by Size			
Total	7,146	37,167	132,376
1 Person Household	22.8%	23.9%	27.4%
2 Person Household	33.9%	36.0%	37.3%
3 Person Household	14.5%	15.3%	14.5%
4 Person Household	14.0%	13.2%	11.7%
5 Person Household	8.9%	6.8%	5.3%
6 Person Household	3.6%	2.8%	2.2%
7 + Person Household	2.4%	2.0%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	7,145	37,168	132,378
Owner Occupied	67.7%	68.9%	64.4%
Owned with a Mortgage/Loan	49.2%	49.5%	44.5%
Owned Free and Clear	18.5%	19.4%	19.8%
Renter Occupied	32.3%	31.1%	35.6%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	83	83	77
Percent of Income for Mortgage	29.4%	29.4%	31.4%
Wealth Index	91	93	101
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,581	39,879	152,898
Housing Units Inside Urbanized Area	0.0%	36.9%	49.3%
Housing Units Inside Urbanized Cluster	68.0%	26.9%	17.7%
Rural Housing Units	32.0%	36.3%	33.0%
2010 Population By Urban/ Rural Status			
Total Population	19,809	97,677	331,516
Population Inside Urbanized Area	0.0%	34.7%	53.5%
Population Inside Urbanized Cluster	67.4%	27.3%	17.0%
Rural Population	32.6%	38.1%	29.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	10 mile	20 mile	50 mile
Top 3 Tapestry Segments			
1.	Middleburg (4C)	Old and Newcomers (8F)	The Great Outdoors (6C)
2.	Prairie Living (6D)	Green Acres (6A)	Green Acres (6A)
3.	Green Acres (6A)	Middleburg (4C)	Middleburg (4C)
2022 Consumer Spending			
Apparel & Services: Total $	$20,603,504	$101,439,303	$346,431,648
Average Spent	$2,295.66	$2,305.91	$2,300.72
Spending Potential Index	95	96	96
Education: Total $	$14,075,951	$76,927,114	$279,112,289
Average Spent	$1,568.35	$1,748.70	$1,853.64
Spending Potential Index	80	89	95
Entertainment/Recreation: Total $	$34,117,702	$160,572,408	$542,087,860
Average Spent	$3,801.42	$3,650.12	$3,600.12
Spending Potential Index	104	99	98
Food at Home: Total $	$55,536,983	$265,488,741	$906,100,629
Average Spent	$6,187.96	$6,035.07	$6,017.60
Spending Potential Index	100	97	97
Food Away from Home: Total $	$36,750,649	$181,251,173	$622,508,705
Average Spent	$4,094.78	$4,120.19	$4,134.21
Spending Potential Index	95	96	96
Health Care: Total $	$68,363,898	$317,554,352	$1,064,019,669
Average Spent	$7,617.15	$7,218.62	$7,066.38
Spending Potential Index	107	102	100
HH Furnishings & Equipment: Total $	$22,582,424	$110,411,112	$373,647,928
Average Spent	$2,516.15	$2,509.86	$2,481.47
Spending Potential Index	98	98	97
Personal Care Products & Services: Total $	$8,884,456	$43,546,535	$148,187,713
Average Spent	$989.91	$989.90	$984.15
Spending Potential Index	97	97	97
Shelter: Total $	$185,595,843	$941,791,536	$3,296,721,662
Average Spent	$20,679.20	$21,408.73	$21,894.22
Spending Potential Index	90	93	96
Support Payments/Cash Contributions/Gifts in Kind: Total $	$26,530,805	$123,825,992	$422,488,185
Average Spent	$2,956.08	$2,814.80	$2,805.83
Spending Potential Index	109	104	103
Travel: Total $	$24,682,407	$122,322,646	$419,121,131
Average Spent	$2,750.13	$2,780.63	$2,783.47
Spending Potential Index	96	97	97
Vehicle Maintenance & Repairs: Total $	$11,776,858	$55,797,610	$189,908,200
Average Spent	$1,312.18	$1,268.39	$1,261.22
Spending Potential Index	104	101	100

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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