

	10 mile	20 mile	50 mile
<b>Population Summary</b>			
2010 Total Population	16,767	67,274	326,988
2020 Total Population	19,548	79,320	366,654
2020 Group Quarters	86	484	8,994
2022 Total Population	19,841	81,300	374,030
2022 Group Quarters	86	484	8,994
2027 Total Population	20,158	83,546	383,252
2022-2027 Annual Rate	0.32%	0.55%	0.49%
2022 Total Daytime Population	18,040	75,220	384,131
Workers	6,981	33,018	195,103
Residents	11,059	42,202	189,028
<b>Household Summary</b>			
2010 Households	6,976	25,576	130,474
2010 Average Household Size	2.39	2.62	2.44
2020 Total Households	8,069	29,700	145,275
2020 Average Household Size	2.41	2.65	2.46
2022 Households	8,200	30,424	148,150
2022 Average Household Size	2.41	2.66	2.46
2027 Households	8,330	31,212	151,699
2027 Average Household Size	2.41	2.66	2.47
2022-2027 Annual Rate	0.32%	0.51%	0.47%
2010 Families	4,724	18,366	81,820
2010 Average Family Size	2.87	3.08	2.97
2022 Families	5,434	21,491	90,985
2022 Average Family Size	2.91	3.15	3.02
2027 Families	5,522	22,081	93,208
2027 Average Family Size	2.90	3.14	3.01
2022-2027 Annual Rate	0.32%	0.54%	0.48%
<b>Housing Unit Summary</b>			
2000 Housing Units	8,068	25,639	123,026
Owner Occupied Housing Units	42.4%	57.2%	57.4%
Renter Occupied Housing Units	16.8%	21.5%	30.0%
Vacant Housing Units	40.9%	21.3%	12.6%
2010 Housing Units	9,154	30,382	150,834
Owner Occupied Housing Units	55.8%	61.5%	55.4%
Renter Occupied Housing Units	20.4%	22.7%	31.1%
Vacant Housing Units	23.8%	15.8%	13.5%
2020 Housing Units	9,945	34,344	164,113
Vacant Housing Units	18.9%	13.5%	11.5%
2022 Housing Units	10,070	35,106	167,395
Owner Occupied Housing Units	63.9%	65.7%	58.8%
Renter Occupied Housing Units	17.5%	21.0%	29.7%
Vacant Housing Units	18.6%	13.3%	11.5%
2027 Housing Units	10,255	36,089	171,529
Owner Occupied Housing Units	64.9%	66.9%	59.8%
Renter Occupied Housing Units	16.3%	19.6%	28.6%
Vacant Housing Units	18.8%	13.5%	11.6%
<b>Median Household Income</b>			
2022	\$78,988	\$83,729	\$76,142
2027	\$92,010	\$99,793	\$90,135
<b>Median Home Value</b>			
2022	\$480,223	\$464,815	\$453,666
2027	\$693,857	\$590,527	\$579,260
<b>Per Capita Income</b>			
2022	\$44,505	\$39,936	\$40,287
2027	\$53,876	\$48,568	\$48,283
<b>Median Age</b>			
2010	44.1	40.2	38.2
2022	47.2	42.2	40.3
2027	47.4	42.9	41.2

**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.



## Community Profile

Rings: 10, 20, 50 mile radii

WB 24 Ave @ 160 St, Surrey, BC V3Z 0C8,

Latitude: 49.0455

Longitude: -122.7797

	10 mile	20 mile	50 mile
<b>2022 Households by Income</b>			
Household Income Base	8,200	30,424	148,150
<\$15,000	6.4%	5.1%	6.9%
\$15,000 - \$24,999	6.7%	5.5%	6.8%
\$25,000 - \$34,999	4.5%	6.0%	7.1%
\$35,000 - \$49,999	7.5%	7.8%	9.8%
\$50,000 - \$74,999	21.0%	18.2%	18.5%
\$75,000 - \$99,999	18.8%	17.4%	15.6%
\$100,000 - \$149,999	19.9%	23.2%	19.1%
\$150,000 - \$199,999	6.2%	9.4%	8.5%
\$200,000+	9.1%	7.4%	7.7%
Average Household Income	\$108,271	\$106,815	\$101,385
<b>2027 Households by Income</b>			
Household Income Base	8,330	31,212	151,699
<\$15,000	4.3%	3.1%	4.9%
\$15,000 - \$24,999	4.6%	3.3%	4.9%
\$25,000 - \$34,999	4.0%	3.1%	5.2%
\$35,000 - \$49,999	7.9%	5.4%	7.7%
\$50,000 - \$74,999	16.8%	17.2%	16.7%
\$75,000 - \$99,999	16.8%	18.0%	15.7%
\$100,000 - \$149,999	23.5%	26.2%	22.6%
\$150,000 - \$199,999	9.7%	13.4%	12.3%
\$200,000+	12.5%	10.3%	10.0%
Average Household Income	\$131,083	\$130,161	\$121,667
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	6,437	23,063	98,479
<\$50,000	3.1%	1.9%	2.2%
\$50,000 - \$99,999	1.2%	0.9%	0.9%
\$100,000 - \$149,999	0.9%	1.0%	0.9%
\$150,000 - \$199,999	1.8%	1.6%	1.7%
\$200,000 - \$249,999	3.0%	2.6%	2.9%
\$250,000 - \$299,999	4.8%	3.6%	6.1%
\$300,000 - \$399,999	17.8%	19.8%	22.1%
\$400,000 - \$499,999	21.6%	28.6%	24.5%
\$500,000 - \$749,999	27.0%	29.1%	25.1%
\$750,000 - \$999,999	13.0%	6.8%	7.8%
\$1,000,000 - \$1,499,999	5.4%	3.3%	4.0%
\$1,500,000 - \$1,999,999	0.2%	0.4%	1.1%
\$2,000,000 +	0.1%	0.3%	0.6%
Average Home Value	\$541,971	\$515,624	\$524,218
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	6,656	24,128	102,559
<\$50,000	0.3%	0.5%	0.7%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	0.2%
\$150,000 - \$199,999	0.0%	0.2%	0.3%
\$200,000 - \$249,999	0.3%	0.6%	0.8%
\$250,000 - \$299,999	1.0%	1.1%	2.3%
\$300,000 - \$399,999	8.0%	10.0%	13.4%
\$400,000 - \$499,999	17.3%	24.6%	22.3%
\$500,000 - \$749,999	29.8%	35.5%	30.7%
\$750,000 - \$999,999	26.4%	14.8%	15.3%
\$1,000,000 - \$1,499,999	16.2%	10.6%	10.5%
\$1,500,000 - \$1,999,999	0.5%	1.4%	2.2%
\$2,000,000 +	0.2%	0.6%	1.0%
Average Home Value	\$741,763	\$671,551	\$674,846

**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.

November 01, 2022



## Community Profile

Rings: 10, 20, 50 mile radii

WB 24 Ave @ 160 St, Surrey, BC V3Z 0C8,

Latitude: 49.0455

Longitude: -122.7797

	10 mile	20 mile	50 mile
<b>2010 Population by Age</b>			
Total	16,766	67,276	326,988
0 - 4	5.9%	6.4%	5.9%
5 - 9	5.9%	6.6%	5.8%
10 - 14	6.3%	7.4%	6.1%
15 - 24	10.4%	12.4%	16.0%
25 - 34	10.6%	11.0%	12.6%
35 - 44	12.1%	12.5%	11.7%
45 - 54	15.6%	15.1%	13.7%
55 - 64	16.3%	13.7%	13.6%
65 - 74	10.9%	8.6%	8.1%
75 - 84	4.6%	4.4%	4.5%
85 +	1.4%	1.8%	2.1%
18 +	78.2%	75.0%	78.4%
<b>2022 Population by Age</b>			
Total	19,840	81,299	374,031
0 - 4	5.0%	5.7%	5.3%
5 - 9	5.6%	6.2%	5.5%
10 - 14	6.0%	6.4%	5.6%
15 - 24	9.1%	10.6%	13.6%
25 - 34	10.3%	12.5%	13.6%
35 - 44	11.6%	12.0%	11.9%
45 - 54	11.8%	11.9%	11.0%
55 - 64	16.5%	14.5%	13.3%
65 - 74	15.6%	12.5%	12.1%
75 - 84	6.8%	5.9%	5.9%
85 +	1.6%	1.9%	2.3%
18 +	80.3%	78.1%	80.6%
<b>2027 Population by Age</b>			
Total	20,159	83,547	383,253
0 - 4	5.0%	5.6%	5.2%
5 - 9	5.5%	6.1%	5.4%
10 - 14	6.1%	6.6%	5.7%
15 - 24	9.0%	10.0%	13.2%
25 - 34	9.6%	11.4%	12.5%
35 - 44	11.9%	12.9%	12.7%
45 - 54	11.7%	11.6%	10.9%
55 - 64	14.6%	13.1%	12.0%
65 - 74	15.9%	13.0%	12.4%
75 - 84	8.8%	7.5%	7.5%
85 +	1.9%	2.1%	2.5%
18 +	80.2%	78.0%	80.6%
<b>2010 Population by Sex</b>			
Males	8,376	33,386	162,079
Females	8,390	33,888	164,909
<b>2022 Population by Sex</b>			
Males	9,901	40,423	186,341
Females	9,940	40,877	187,688
<b>2027 Population by Sex</b>			
Males	10,081	41,642	191,085
Females	10,078	41,905	192,167

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



## Community Profile

Rings: 10, 20, 50 mile radii

WB 24 Ave @ 160 St, Surrey, BC V3Z 0C8,

Latitude: 49.0455

Longitude: -122.7797

	10 mile	20 mile	50 mile
<b>2010 Population by Race/Ethnicity</b>			
Total	16,766	67,274	326,989
White Alone	88.9%	86.4%	84.8%
Black Alone	0.9%	0.7%	0.9%
American Indian Alone	1.0%	2.7%	2.5%
Asian Alone	3.5%	2.8%	2.9%
Pacific Islander Alone	0.6%	0.3%	0.2%
Some Other Race Alone	1.6%	4.0%	5.2%
Two or More Races	3.5%	3.1%	3.6%
Hispanic Origin	5.8%	9.2%	11.0%
Diversity Index	29.4	37.4	41.8
<b>2020 Population by Race/Ethnicity</b>			
Total	19,548	79,320	366,654
White Alone	80.8%	77.9%	76.5%
Black Alone	1.0%	0.8%	1.0%
American Indian Alone	1.3%	2.6%	2.5%
Asian Alone	4.4%	4.2%	3.6%
Pacific Islander Alone	0.6%	0.4%	0.3%
Some Other Race Alone	2.7%	5.1%	6.1%
Two or More Races	9.1%	9.1%	10.0%
Hispanic Origin	7.9%	11.6%	13.0%
Diversity Index	43.2	50.7	53.5
<b>2022 Population by Race/Ethnicity</b>			
Total	19,840	81,300	374,030
White Alone	80.4%	77.4%	76.0%
Black Alone	1.0%	0.8%	1.0%
American Indian Alone	1.3%	2.6%	2.5%
Asian Alone	4.5%	4.3%	3.7%
Pacific Islander Alone	0.7%	0.4%	0.3%
Some Other Race Alone	2.8%	5.2%	6.2%
Two or More Races	9.4%	9.3%	10.3%
Hispanic Origin	7.9%	11.7%	13.1%
Diversity Index	43.8	51.3	54.1
<b>2027 Population by Race/Ethnicity</b>			
Total	20,158	83,546	383,252
White Alone	79.2%	76.2%	74.8%
Black Alone	1.0%	0.9%	1.0%
American Indian Alone	1.3%	2.6%	2.5%
Asian Alone	4.8%	4.5%	3.9%
Pacific Islander Alone	0.7%	0.4%	0.3%
Some Other Race Alone	2.9%	5.4%	6.4%
Two or More Races	10.0%	9.9%	11.0%
Hispanic Origin	8.0%	11.9%	13.3%
Diversity Index	45.4	52.9	55.5
<b>2010 Population by Relationship and Household Type</b>			
Total	16,767	67,274	326,988
In Households	99.6%	99.4%	97.4%
In Family Households	83.2%	86.3%	76.9%
Householder	28.0%	27.3%	25.0%
Spouse	22.7%	22.3%	19.7%
Child	27.4%	31.4%	26.5%
Other relative	2.7%	3.1%	3.1%
Nonrelative	2.4%	2.2%	2.6%
In Nonfamily Households	16.4%	13.2%	20.5%
In Group Quarters	0.4%	0.6%	2.6%
Institutionalized Population	0.3%	0.3%	0.6%
Noninstitutionalized Population	0.1%	0.3%	2.0%

**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.

November 01, 2022



## Community Profile

Rings: 10, 20, 50 mile radii

WB 24 Ave @ 160 St, Surrey, BC V3Z 0C8,

Latitude: 49.0455

Longitude: -122.7797

	10 mile	20 mile	50 mile
<b>2022 Population 25+ by Educational Attainment</b>			
Total	14,743	57,792	262,239
Less than 9th Grade	1.3%	2.9%	2.6%
9th - 12th Grade, No Diploma	5.1%	4.5%	4.1%
High School Graduate	21.6%	22.8%	19.8%
GED/Alternative Credential	5.0%	5.2%	4.3%
Some College, No Degree	20.6%	21.8%	21.9%
Associate Degree	13.3%	13.4%	11.7%
Bachelor's Degree	21.9%	19.6%	22.4%
Graduate/Professional Degree	11.2%	9.8%	13.1%
<b>2022 Population 15+ by Marital Status</b>			
Total	16,544	66,382	313,024
Never Married	22.6%	26.0%	32.4%
Married	61.1%	58.6%	51.5%
Widowed	5.2%	5.3%	5.1%
Divorced	11.1%	10.1%	11.0%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	9,462	40,970	192,068
Population 16+ Employed	93.7%	96.5%	96.4%
Population 16+ Unemployment rate	6.3%	3.5%	3.6%
Population 16-24 Employed	10.8%	12.8%	15.4%
Population 16-24 Unemployment rate	22.1%	12.5%	10.0%
Population 25-54 Employed	61.1%	61.8%	60.1%
Population 25-54 Unemployment rate	3.9%	2.0%	2.7%
Population 55-64 Employed	18.6%	18.3%	16.9%
Population 55-64 Unemployment rate	5.2%	2.4%	1.7%
Population 65+ Employed	9.5%	7.1%	7.6%
Population 65+ Unemployment rate	1.4%	0.8%	0.8%
<b>2022 Employed Population 16+ by Industry</b>			
Total	8,867	39,542	185,178
Agriculture/Mining	1.9%	3.6%	3.2%
Construction	7.9%	11.1%	8.8%
Manufacturing	12.4%	11.1%	9.6%
Wholesale Trade	2.5%	2.0%	2.3%
Retail Trade	11.0%	10.3%	11.4%
Transportation/Utilities	10.0%	7.1%	5.5%
Information	4.7%	2.2%	1.6%
Finance/Insurance/Real Estate	3.7%	4.2%	4.7%
Services	39.1%	42.7%	47.8%
Public Administration	6.8%	5.8%	5.1%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	8,867	39,542	185,176
White Collar	60.8%	56.4%	57.5%
Management/Business/Financial	23.0%	19.4%	16.4%
Professional	17.8%	18.9%	22.4%
Sales	9.1%	7.4%	8.5%
Administrative Support	11.0%	10.7%	10.1%
Services	11.5%	16.1%	18.1%
Blue Collar	27.7%	27.5%	24.4%
Farming/Forestry/Fishing	1.3%	2.1%	1.8%
Construction/Extraction	5.5%	6.9%	6.1%
Installation/Maintenance/Repair	2.8%	3.5%	3.4%
Production	6.6%	5.9%	5.4%
Transportation/Material Moving	11.6%	9.1%	7.7%

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
<b>2010 Households by Type</b>			
Total	6,975	25,576	130,475
Households with 1 Person	25.9%	23.0%	27.5%
Households with 2+ People	74.1%	77.0%	72.5%
Family Households	67.7%	71.8%	62.7%
Husband-wife Families	55.1%	58.8%	49.3%
With Related Children	19.6%	24.3%	19.1%
Other Family (No Spouse Present)	12.7%	13.0%	13.4%
Other Family with Male Householder	4.3%	4.1%	4.3%
With Related Children	2.6%	2.5%	2.6%
Other Family with Female Householder	8.3%	8.9%	9.1%
With Related Children	5.2%	5.8%	6.1%
Nonfamily Households	6.3%	5.1%	9.8%
All Households with Children	27.9%	33.1%	28.4%
Multigenerational Households	2.1%	2.9%	2.6%
Unmarried Partner Households	6.9%	5.6%	7.5%
Male-female	6.1%	5.0%	6.7%
Same-sex	0.7%	0.6%	0.8%
<b>2010 Households by Size</b>			
Total	6,976	25,576	130,474
1 Person Household	25.9%	23.0%	27.5%
2 Person Household	40.7%	37.4%	37.3%
3 Person Household	13.4%	14.5%	14.5%
4 Person Household	11.3%	13.3%	11.7%
5 Person Household	5.6%	7.1%	5.3%
6 Person Household	2.1%	2.8%	2.1%
7 + Person Household	1.0%	1.8%	1.5%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,976	25,576	130,474
Owner Occupied	73.2%	73.0%	64.1%
Owned with a Mortgage/Loan	50.9%	51.5%	44.3%
Owned Free and Clear	22.2%	21.5%	19.8%
Renter Occupied	26.8%	27.0%	35.9%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	77	84	77
Percent of Income for Mortgage	32.0%	29.3%	31.4%
Wealth Index	123	107	101
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	9,154	30,382	150,834
Housing Units Inside Urbanized Area	0.1%	18.9%	49.4%
Housing Units Inside Urbanized Cluster	80.0%	43.7%	18.3%
Rural Housing Units	19.9%	37.3%	32.3%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	16,767	67,274	326,988
Population Inside Urbanized Area	0.1%	21.8%	53.7%
Population Inside Urbanized Cluster	72.7%	40.4%	17.9%
Rural Population	27.2%	37.8%	28.4%

**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.



## Community Profile

Rings: 10, 20, 50 mile radii

WB 24 Ave @ 160 St, Surrey, BC V3Z 0C8,

Latitude: 49.0455

Longitude: -122.7797

	10 mile	20 mile	50 mile
<b>Top 3 Tapestry Segments</b>			
1.	Silver & Gold (9A)	Green Acres (6A)	The Great Outdoors (6C)
2.	Green Acres (6A)	Middleburg (4C)	Middleburg (4C)
3.	Parks and Rec (5C)	Southern Satellites (10A)	Green Acres (6A)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$19,743,743	\$72,743,378	\$342,333,360
Average Spent	\$2,407.77	\$2,390.99	\$2,310.72
Spending Potential Index	100	99	96
Education: Total \$	\$15,750,579	\$55,166,882	\$275,683,554
Average Spent	\$1,920.80	\$1,813.27	\$1,860.84
Spending Potential Index	98	92	95
Entertainment/Recreation: Total \$	\$31,706,208	\$118,502,153	\$535,211,727
Average Spent	\$3,866.61	\$3,895.02	\$3,612.63
Spending Potential Index	105	106	98
Food at Home: Total \$	\$52,192,861	\$194,216,818	\$894,836,185
Average Spent	\$6,364.98	\$6,383.67	\$6,040.07
Spending Potential Index	103	103	98
Food Away from Home: Total \$	\$35,307,072	\$130,430,384	\$614,831,642
Average Spent	\$4,305.74	\$4,287.09	\$4,150.06
Spending Potential Index	100	99	96
Health Care: Total \$	\$64,208,942	\$237,101,492	\$1,050,573,204
Average Spent	\$7,830.36	\$7,793.24	\$7,091.28
Spending Potential Index	110	110	100
HH Furnishings & Equipment: Total \$	\$22,154,169	\$80,633,083	\$368,910,819
Average Spent	\$2,701.73	\$2,650.31	\$2,490.12
Spending Potential Index	105	103	97
Personal Care Products & Services: Total \$	\$8,676,078	\$31,530,861	\$146,376,906
Average Spent	\$1,058.06	\$1,036.38	\$988.03
Spending Potential Index	104	102	97
Shelter: Total \$	\$185,900,282	\$679,398,946	\$3,253,400,234
Average Spent	\$22,670.77	\$22,331.02	\$21,960.18
Spending Potential Index	99	98	96
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$25,647,932	\$94,218,276	\$416,479,036
Average Spent	\$3,127.80	\$3,096.84	\$2,811.20
Spending Potential Index	115	114	103
Travel: Total \$	\$25,121,582	\$90,277,634	\$413,424,925
Average Spent	\$3,063.61	\$2,967.32	\$2,790.58
Spending Potential Index	107	103	97
Vehicle Maintenance & Repairs: Total \$	\$10,988,734	\$40,983,077	\$187,531,921
Average Spent	\$1,340.09	\$1,347.06	\$1,265.82
Spending Potential Index	106	107	101

**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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