



NEIGHBOURHOOD GUIDE

Living in Whitby

Durham Region | August 2026 edition

Whitby offers family neighbourhoods, a historic downtown, and Brooklin's village character to the north.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About Whitby

Whitby has become one of Durham Region's most consistent family markets, with a well-preserved downtown, strong community amenities and steady residential growth north toward Brooklin.

It typically prices below Pickering and Ajax while offering comparable housing size, which keeps demand from Toronto-area buyers steady.

KNOWN FOR

What defines Whitby

- Downtown Brooklin - Village core in north Whitby with its own school catchments.
- Port Whitby & the marina - Waterfront trail, yacht club and GO station within walking distance.
- Iroquois Park Sports Centre - One of Ontario's largest multi-pad arena complexes.
- Heber Down Conservation Area - Trails and forest between Whitby and Brooklin.
- Downtown Whitby (Brock & Dundas) - Heritage main-street shops and restaurants.

LIFESTYLE

Everyday life in Whitby

HOUSING

Detached family homes, townhomes, semis and newer construction in north Whitby and Brooklin.

SCHOOLS

Durham District School Board and Durham Catholic District School Board schools throughout.

PARKS & RECREATION

Heber Down Conservation Area, Whitby waterfront trail and Iroquois Park.

TRANSIT & COMMUTING

Whitby GO on the Lakeshore East line, Durham Region Transit and Highway 401/407 access.

SHOPPING & AMENITIES

Downtown Whitby, Thickson Road retail and Brooklin village shops.

Housing styles you'll find

- Detached



- Townhomes
- Semi-detached
- Bungalows

NEIGHBOURHOODS

Where to look in Whitby

- Brooklin - Brooklin sits north of Highway 407 in Whitby, mixing a historic main street with substantial newer residential development.

ASK FOR THE CURRENT MONTH

How the Whitby market is behaving

Board figures for Whitby are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Whitby

If you're buying

Whitby buyers often compare against Oshawa on price and Ajax on commute. Kaitlynn maps those trade-offs directly, and reviews which Whitby pockets have held value best over recent cycles.

If you're selling

Whitby sellers benefit from a wide buyer pool that includes local move-up families and buyers relocating east. Kaitlynn prepares, prices and markets each listing to reach both.

COMMON QUESTIONS

Whitby questions answered

What is Brooklin like?

Brooklin is a village-scale community in north Whitby with newer subdivisions around a historic core, popular with families wanting space.



LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in Whitby trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

Phone: (647) 556-0121

Email: kaitlynn.martins@martinsrealtygroup.ca

Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

