



NEIGHBOURHOOD GUIDE

Brooklin, Whitby

Durham Region | August 2026 edition

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

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AT A GLANCE

About Brooklin

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

KNOWN FOR

Landmarks across 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 Brooklin

HOUSING

Newer detached homes and townhomes plus older village properties near Baldwin Street.

SCHOOLS

DDSB and DCDSB schools serve the community.

PARKS & RECREATION

Grass Park, Brooklin Memorial Park and nearby conservation land.

TRANSIT & COMMUTING

Durham Region Transit with 407 and 412 access; Whitby GO to the south.

SHOPPING & AMENITIES

Baldwin Street village retail and Whitby's larger commercial areas.

THE UPSIDE

What buyers like about Brooklin



- Village character with new housing
- Highway 407 access
- Family-oriented amenities

WEIGH CAREFULLY

What to know before you commit

- Continued construction in newer phases
- Car-dependent for most trips

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 Brooklin

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

Brooklin questions answered

Is Brooklin worth the premium over south Whitby?

It depends on your commute direction and whether you value newer construction. Kaitlynn can compare price per square foot across both.



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NEXT STEP

Get your free home valuation

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

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