



## NEIGHBOURHOOD GUIDE

# Downtown Whitby, Whitby

Durham Region | October 2026 edition

Downtown Whitby is built around the Brock and Dundas core - heritage buildings, local businesses, and older residential streets within walking distance of everyday services.

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## AT A GLANCE

# About Downtown Whitby

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Downtown Whitby is built around the Brock and Dundas core - heritage buildings, local businesses, and older residential streets within walking distance of everyday services.

## KNOWN FOR

# Landmarks across Whitby

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- 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 Downtown Whitby

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## HOUSING

Century and post-war detached homes, semis, and newer infill townhomes and condominiums near the core.

## SCHOOLS

Durham District School Board and Durham Catholic District School Board schools serve the area; confirm catchment by address.

## PARKS & RECREATION

Rotary Centennial Park, the Whitby waterfront trail to the south and Cullen Central Park.

## TRANSIT & COMMUTING

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

## SHOPPING & AMENITIES

Downtown Whitby independents and restaurants, with big-box retail along Thickson and Taunton.



#### THE UPSIDE

## What buyers like about Downtown Whitby

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- Walkable historic downtown
- Range of entry price points
- GO rail and 401 both close

#### WEIGH CAREFULLY

## What to know before you commit

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- Older homes need realistic renovation budgets
- Parking varies on heritage-era streets

#### ASK FOR THE CURRENT MONTH

## How the Whitby market is behaving

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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 Downtown Whitby

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### 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

## Downtown Whitby questions answered

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### Is downtown Whitby good for first-time buyers?



It's one of Durham's more accessible walkable cores. Kaitlynn will show what condition looks like at each price point before you set expectations.

#### LIMITED-TIME SELLER OFFER

## List Your Home for 1%\*

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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

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

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