

AUGUST 2024

AT HOME

COLDWELL BANKER 2M REALTY



TOP 2 MOST DESIRABLE DURHAM REGION NEIGHBOURHOODS FOR FALL 2024

Home buyers searching for their dream home in the Durham Region have spoken. As we head into the fall market, economists predict that 2 neighbourhoods will be top choices due to their vibrant communities, excellent amenities, and strong real estate markets.

THE GLENS, OSHAWA

The Glens is a highly desirable neighborhood in west Oshawa, renowned for its charming residential environment and family-friendly atmosphere.

The area primarily consists of single-detached homes, many of which are spacious with large, well-maintained properties. The neighbourhood features mature trees and parkland. Listings in The Glens are highly sought after, typically selling in an average of just 9 days.

In July 2024, the average sales price for homes in the Northglen area of Oshawa, which includes The Glens, was \$982,500.

37% of residents are retirees and long-time inhabitants, contributing to the neighborhood's stable and welcoming community.

BROOKLIN

Located north of Whitby on the 407 corridor, Brooklin has a distinct appeal. It is characterized by a robust real estate market offering resale and new build homes.

Brooklin is a diverse and youthful community, boasting a median age of 40, with 63% of households comprising young families.



Attracting professionals, the median household income in \$151,917, significantly higher than the national average in Canada.

In July 2024, the average sale price in Brooklin was \$1,226,004.



A CENTURY OF COLDWELL BANKER

The Coldwell Banker brand is the oldest and most established residential real estate franchise in North America. In fact, in many ways it was the original real estate "start up." Founded by young entrepreneurs Colbert Coldwell and Benjamin Banker in **1906**, it changed the way people bought and sold homes, ultimately becoming one of the most trusted real estate brands in the world.

118 Years later, the Coldwell Banker network is still continuously recognized for its innovation and leadership.

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My office Coldwell Banker 2M Realty opened its doors in 1973 and proudly upholds the standards of an Ultimate Service Office.



BY THE NUMBERS



21%

Canadians who would purchase a property with a family member who wasn't their spouse as an alternative means to home ownership.



\$1.79

The amount of money Canadians owe for every \$1 of disposable income.



40.77 MILLION

Canada's population in 2023, an increase of 3.2%, and the highest population growth since 1957.



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