

Relocating to Milwaukee  
with  
**CHAMPINE**  
REALTY GROUP

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

Your Future  
Starts at Home.

-Presented By -

**CHAMPINE**  
REALTY GROUP



## **Champine Realty Group**

Choosing Champine Realty Group to find your home means partnering with a team whose expertise and reach extend far beyond the local market. Our agents' ability to connect buyers with the perfect home, wherever that may be, sets us apart in the competitive real estate market.

Moreover, our team's expert negotiating skills are unmatched.

We pride ourselves on our deep understanding of market dynamics, which allows us to secure the best possible terms for our clients. With a keen eye for detail and a steadfast commitment to our clients' interests, we navigate the complexities of each transaction with finesse and expertise. Our strategies are tailored, innovative, and proven to ensure success in any market. Choosing Champine Realty Group means entrusting your home search to a team that not only understands the market but excels within it, guaranteeing an experience that is as seamless as it is successful.

# Milwaukee Area Neighborhood Snapshot

Downtown & Third Ward (busy professionals, condo living)

North Shore (Whitefish Bay, Shorewood, Fox Point – family-friendly, lake views)

Northern Suburbs (Ozaukee County: Mequon, Cedarburg, Grafton - newer homes, growing)

Western Suburbs (Wauwatosa, West Allis, Brookfield, Elm Grove– space, charm, great schools)

Lake Country (Waukesha County: Oconomowoc, Pewaukee, Delafield - Lake homes, great schools, large lots or land)

South Metro (Franklin, Oak Creek, New Berlin– newer builds, suburban feel)

\*this list is not all-inclusive



# Average Prices by Area

## Downtown Milwaukee and The Third Ward

\$328,000 (as of February 2025), reflecting a 7.0% increase compared to the previous year.

## Northshore

Whitefish Bay: \$535,000 (as of February 2025), up 3.9% from the prior year.

Shorewood: \$549,900 (as of January 2025)

Fox Point: \$477,500, indicating a 2.8% decrease compared to the prior year.

## Northern Suburbs

Mequon:

\$586,867 (as of February 2025), reflecting a 3.9% increase over the past year.

Cedarburg:

\$480,500 (February 2025), up 2.1% from the previous year.

Grafton:

\$437,500 (February 2025), representing a 25.0% increase compared to the previous year.

# Average Prices by Area

## Western Suburbs

### Wauwatosa

\$389,500 (as of February 2025), a 3.9% increase year-over-year.

### West Allis

\$245,000 (as of February 2025)

### Brookfield

\$478,241

### Elm Grove:

\$850,000 as of January 2025

## Lake Country

### Oconomowoc

\$539,964 (February 2025), up 7.6% from the previous year

### Delafield

\$655,000 (February 2025), reflecting a 17.8% increase year-over-year.

## South Metro

### Franklin

Median Listing Price: \$393,800 (as of January 2025)

### Oak Creek

Median Listing Price: \$469,900 (as of January 2025)

### New Berlin

\$436,000, reflecting a 3.8% increase compared to the previous year.

# Top 25 Area School Districts

Sourced from niche.com

**1** Elmbrook School District  
Location: Brookfield & Elm Grove  
Total Schools: 10  
Student Population: 7,781  
Niche Grade: A+

**7** Shorewood School District  
Location: Shorewood, WI  
Total Schools: 5  
Student Population: 1,933  
Niche Grade: A

**2** Muskego-Norway School District  
Location: Muskego  
Total Schools: 7  
Student Population: 4,860  
Niche Grade: A+

**8** Hamilton School District  
Location: Sussex, WI  
Total Schools: 8  
Student Population: 5,106  
Niche Grade: A

**3** Mequon-Thiensville School District  
Location: Mequon  
Total Schools: 6  
Student Population: 3,543  
Niche Grade: A+

**9** Grafton School District  
Location: Grafton, WI  
Total Schools: 4  
Student Population: 2,116  
Niche Grade: A

**4** Whitefish Bay School District  
Location: Whitefish Bay, WI  
Total Schools: 4  
Student Population: 3,017  
Niche Grade: A

**10** New Berlin School District  
Location: New Berlin, WI  
Total Schools: 6  
Student Population: 4,256  
Niche Grade: A

**5** Cedarburg School District  
Location: Cedarburg, WI  
Total Schools: 5  
Student Population: 3,009  
Niche Grade: A

**11** Franklin Public Schools  
Location: Franklin, WI  
Total Schools: 8  
Student Population: 4,781  
Niche Grade: A

**6** Pewaukee School District  
Location: Pewaukee  
Total Schools: 4  
Student Population: 2,948  
Niche Grade: A+

**12** Kettle Moraine School District  
Location: Wales, WI  
Total Schools: 12  
Student Population: ?

# Top 25 Area School Districts

Sourced from niche.com

**13** Greendale School District  
Location: Greendale, WI  
Total Schools: 5  
Student Population: 2,664  
Niche Grade: A

**14** Germantown School District  
Location: Germantown  
Total Schools: 6  
Student Population: 3,903  
Niche Grade: A

**15** Menomonee Falls School District  
Location: Menomonee Falls  
Total Schools: 6  
Student Population: 3,914  
Niche Grade: A

**16** Mukwonago Area School District  
Location: Mukwonago  
Total Schools: 9  
Student Population: 5,009  
Niche Grade: A

**17** Port Washington-Sauville School District  
Total Schools: 5  
Student Population: 2,519  
Niche Grade: A-

**18** Oconomowoc Area  
Location: Oconomowoc, WI  
Total Schools: 11  
Student Population: 5,310  
Niche Grade: A-

**19** Oak Creek-Franklin Joint  
Location: Oak Creek, WI  
Total Schools: 9  
Student Population: 6,510  
Niche Grade: A-

**20** Wauwatosa School District  
Location: Wauwatosa  
Total Schools: 17  
Student Population: 6,935  
Niche Grade: A-

**21** Whitnall School District  
Location: Greenfield  
Total Schools: 5  
Student Population: 2,397  
Niche Grade: B+

**22** School District of Waukesha  
Location: Waukesha  
Total Schools: 27  
Student Population: 11,855  
Niche Grade: B+

**23** Kenosha School District  
Location: Kenosha  
Total Schools: 43  
Student Population: 19,069  
Niche Grade: B

**24** St Francis School District  
Location: Saint Francis  
Total Schools: 3  
Student Population: 1,066  
Niche Grade: B

**25** Cudahy School District  
Location: Cudahy  
Total Schools: 6  
Student Population: 2,093  
Niche Grade: B



# Milwaukee vs. Chicago

**Overall Cost of Living:** Chicago's overall cost of living is approximately 20.1% higher than Milwaukee's.

**Housing Costs:** Housing in Chicago is about 79.2% more expensive than in Milwaukee.

**Rent Prices:** Rent prices in Chicago are approximately 51.5% higher than in Milwaukee.

**Daily Expenses:** Restaurant prices in Chicago are about 41.0% higher, and groceries are 18.1% more expensive compared to Milwaukee.

# Milwaukee vs. Minneapolis:

**Overall Cost of Living:** Minneapolis's overall cost of living is about 21.8% higher than Milwaukee's.

**Housing Costs:** Housing in Minneapolis is approximately 103.6% more expensive than in Milwaukee.

**Rent Prices:** Rent prices in Minneapolis are slightly higher, with a difference of about 1.2% compared to Milwaukee.

**Daily Expenses:** Restaurant and grocery prices in Minneapolis are approximately 13.4% higher than in Milwaukee.



# Lifestyle & Amenities in Greater Milwaukee

Whether you're craving lakefront living, charming suburbs, or vibrant city energy, the Greater Milwaukee area offers a blend of amenities that suit nearly every lifestyle.

## Dining & Culinary Scene

Milwaukee punches above its weight when it comes to food and drink.

**Local Favorites:** Try farm-to-table at Odd Duck, craft cocktails at Bryant's, and iconic cheese curds just about anywhere.

**Global Flavors:** From authentic Mexican on the South Side to upscale sushi in Third Ward, Milwaukee's dining scene is diverse and growing.

**Breweries & Beer Gardens:** With deep brewing roots, enjoy craft beer at Lakefront Brewery, Third Space, and pop-up beer gardens all summer long.

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*Aletha's Local Favorite: Eddie Martini's in Wauwatosa. Great steaks and REALLY good dirty martinis, don't miss the garlic mashed potatoes.*

...

*Emily's Local Favorite: Sanford's. A long standing staple in Milwaukee's fine dining scene. Go for the tasting menu, but stay for the wine pairing.*

...

*Rachel's Local Favorite: Le Reve in Wauwatosa. Accessible French cuisine - but really, it's all about the pastries!*

...

*Nicole's Local Favorite: Brandywine in Cedarburg. A true farm-to-table experience in the most coziest of settings.*

...

# Culture, Arts & Events

Milwaukee offers a rich blend of Midwest tradition and vibrant culture.

**Performing Arts:** Home to the Milwaukee Symphony Orchestra, Milwaukee Ballet, and Broadway shows at the Marcus Performing Arts Center.

**Festivals:** Known as the “City of Festivals,” enjoy Summerfest (the world’s largest music fest), German Fest, Irish Fest, and MANY, MANY more.

**Museums:** Explore the Milwaukee Art Museum, Harley-Davidson Museum, and Discovery World for all ages.

**Live Music:** The area has quite a few historical music venues. The Riverside, Pabst Theater and Turner Hall are known by many artists as their favorite venues to perform. AmFam Field and the Fiserv are the areas larger arenas.



# Country Clubs



## **The Wisconsin Country Club**

Location: Milwaukee, WI

Overview: Features a challenging 18-hole golf course designed by Harry Smead/David Gill, along with tennis and pickleball courts.

## **The University Club of Milwaukee**

Location: Milwaukee, WI

Overview: Offers championship golf, dining, and various sports facilities, including tennis, swimming, and paddle tennis.

## **Blue Mound Golf & Country Club**

Location: Wauwatosa, WI

Overview: Provides an 18-hole golf course with over 100 years of history, along with dining and social activities.

## **Chenequa Country Club**

Location: Hartland, WI

Overview: Offers a scenic golf course with bent grass fairways and greens, tennis courts, and a clubhouse overlooking Beaver Lake.

## **Ozaukee Country Club**

Location: Mequon, WI

Overview: A member-owned private club featuring a golf course, youth programs, and family-oriented activities.

## **The Legend Clubs**

Locations: Wales, Waukesha, and Hartland, WI

Overview: Wisconsin's only 54-hole private country club, offering outstanding golf course conditions and resort-like pool, tennis, and fitness facilities.

# Yacht and Boating Clubs

## **Milwaukee Yacht Club**

Location: Milwaukee, WI

Overview: Located in McKinley Marina, offering boating, sailing, dining, and event facilities. Celebrated its 150th anniversary in 2021.

## **South Shore Yacht Club**

Location: Milwaukee, WI

Overview: Known as the "Harbor of Hospitality," it's the largest yacht club on Lake Michigan, offering a friendly and inclusive atmosphere.

## **Pewaukee Yacht Club**

Location: Pewaukee, WI

Overview: Focuses on providing sailing opportunities and competitive racing for youth and adults of all levels.

## **Nagawicka Lake Yacht Club**

Location: Delafield, WI

Overview: Established in 1895 exclusively for sailboats, promoting sailing and racing activities.

## **Okauchee Lake Yacht Club**

Location: Okauchee Lake, WI

Overview: Founded in 1936, offers sailing and racing events, along with social activities.



# Yacht and Boating Clubs

## **La Belle Yacht Club**

Location: Oconomowoc, WI

Overview: Hosts competitive racing and social events for lake enthusiasts.

## **Pine Lake Yacht Club**

Location: Hartland, WI

Overview: Dedicated to promoting good sailing, fellowship, and sportsmanship since 1890.

## **Beaver Lake Yacht Club**

Location: Hartland, WI

Overview: A premier social membership organization offering various events and activities.

## **South Milwaukee Yacht Club**

Location: South Milwaukee, WI

Overview: An affordable, family-friendly club with a youth sailing program and sport fishing club.

## **North Lake Yacht Club**

Location: North Lake, WI

Overview: Promotes competitive sailing, family-oriented events, and fellowship within the Lake Country community.



# Parks & Outdoors

**Lakefront:** The crown jewel — Bradford Beach, Veterans Park, and the Oak Leaf Trail offer waterfront biking, running, and picnics with skyline views. And don't forget the surfing... yes, really!

**County Parks:** Over 150 parks across Milwaukee County provide green space, walking trails, golf courses, dog parks, and even beer gardens.

**Hiking & Nature:** Quick access to Lapham Peak, Kettle Moraine, and Riveredge Nature Center for weekend hikes and skiing in winter.







## Proximity to Travel & Commutes

**Airport Access:** Milwaukee's Mitchell International Airport (MKE) is just 10 minutes from downtown and offers direct flights to major cities across the country.

**Easy Commutes:** Whether you're in the suburbs or the city, most areas are 20–30 minutes from downtown via freeway or local roads.

**Quick Getaways:** Chicago is under 90 minutes by car or Amtrak — ideal for business or weekend trips.



# Local Favorites & Community Life

## Farmers Markets:

Tosa Farmers Market (Wauwatosa)

West Allis Farmers Market (year-round indoor vendors)

Shorewood & South Shore Markets (lake views while you shop!)

## Fitness:

Dozens of boutique fitness options — including barre, yoga, spin, and CrossFit in neighborhoods like Third Ward, Brookfield, and Whitefish Bay.

Milwaukee is also a very bike-friendly city, with rental bikes and dedicated trails all over the metro area.

## Pet-Friendly Perks:

Dog parks like Estabrook and Runway Dog Park (with agility equipment)

Pet-friendly patios across the city

Local dog bakeries + pet boutiques throughout the suburbs.



# Where to Stay

## **Downtown/Third Ward:**

The Pfister Hotel  
Brewhouse Inn & Suites  
Saint Kate's Art Hotel  
The Kimpton Third Ward  
Iron Horse Hotel

## **West Side:**

Renaissance Hotel, Wauwatosa  
Sonesta, Wauwatosa  
Country Inn & Suites by Radisson, Brookfield

## **Lake Country:**

Delafield Hotel, Delafield  
Hilton Garden Inn, Oconomowoc  
Stay Bridge Suites, Oconomowoc

## **Northern Suburbs:**

Washington House Inn, Cedarburg  
Hampton Inn & Suites, Grafton  
Fairfield Inn, Glendale



# Why Hire Champine Realty Group?

## Partnering with Excellence in Real Estate

### **Unparalleled Training and Expertise**

We have undergone comprehensive, industry-leading training that equips us with the knowledge and skills to navigate complex real estate transactions. This commitment to education ensures clients receive informed and effective representation.

### **Innovative Technology for Superior Service**

Leveraging cutting-edge technology, Keller Williams provides agents with advanced tools and platforms. These resources enhance the home buying and selling experience by offering real-time market insights, streamlined communication, and efficient transaction management.

### **A Culture of Collaboration and Community**

The collaborative culture at Keller Williams fosters a supportive environment where agents share insights and strategies. This team-oriented approach translates to a more dynamic and informed representation for clients, ensuring their needs are met with collective expertise.

### **Extensive Market Knowledge and Local Expertise**

With a deep understanding of local markets and communities, Keller Williams agents provide valuable insights into neighborhood trends, property values, and amenities. This local expertise empowers clients to make informed decisions aligned with their lifestyle and investment goals.



## Let's Make Your Move Seamless

Relocating can be stressful—but it doesn't have to be. We specialize in helping individuals and families move to the Greater Milwaukee Area with confidence. From virtual tours and neighborhood consults to our trusted network of lenders, movers, and inspectors—we've got you covered. Let's chat about your ideal lifestyle, budget, and timeline. We will help you find the perfect fit in Milwaukee's real estate landscape.

# Contact Us

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