

Relocating to Milwaukee
with
CHAMPINE
REALTY GROUP

KELLERWILLIAMS
Luxury
INTERNATIONAL

Your Future Starts at Home.

-Presented By -

CHAMPINE
REALTY GROUP



Champagne Realty Group

Choosing Champagne 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 Champagne 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

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

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

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

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

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

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

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

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

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

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

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.

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

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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.

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

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

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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.

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