

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Black Forest

Black Forest is ponderosa pine and acreage on the Palmer Divide, 20 minutes from north Colorado Springs. This snapshot shows a housing market built around land, wells and septic systems.

Photo: Ponderosa forest, Black Forest · Bill Marmie / CC BY 2.0

\$856,200

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+113%

CHANGE IN MEDIAN VALUE
2010–14 to 2020–24 (not inflation-
adjusted)

—

MEDIAN GROSS RENT
ACS 2020–24

\$145,460

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

96%

OWNER-OCCUPIED
Share of occupied homes

1996

MEDIAN YEAR BUILT
Half of homes are older

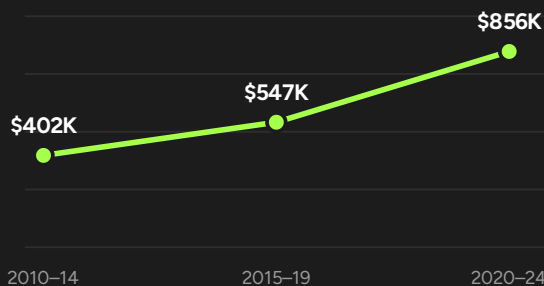
5,638

HOUSING UNITS
ACS 2020–24

30 min

AVERAGE COMMUTE
29% work from home

MEDIAN HOME VALUE OVER TIME



Census ACS 5-year estimates, owner-estimated value, nominal dollars.

FOREST ACREAGE IN NUMBERS.

- ✓ 93% of homes were built in 1970 or later; 1% predate 1940.
- ✓ 96% of homes are single-family detached; 0% are in buildings with 5+ units.
- ✓ 16% of homes heat with propane and 1% with wood — many parcels are beyond natural-gas lines.

**Today's prices move faster than
Census data.**

Ask Clay for a free live market snapshot · 719-244-5264

HOW IT COMPARES

	MEDIAN HOME VALUE	MEDIAN HOUSEHOLD INCOME	MEDIAN GROSS RENT	OWNER-OCCUPIED	MEDIAN YEAR BUILT
Black Forest CDP	\$856,200	\$145,460	—	96%	1996
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

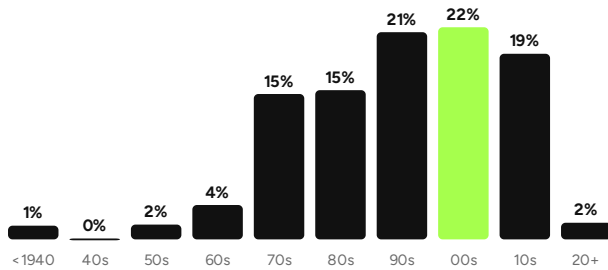
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

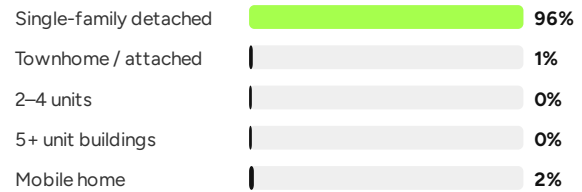
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT

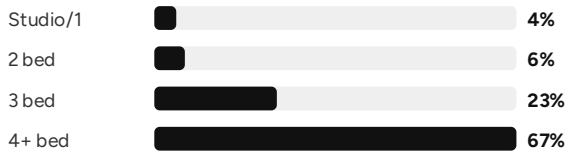


Share of all housing units by decade built. Peak decade highlighted.

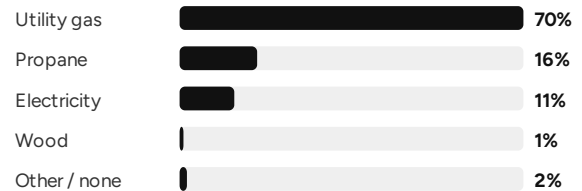
TYPES OF HOMES



BEDROOMS



HOW HOMES ARE HEATED



Propane and wood point to homes beyond gas lines — budget for fuel delivery.

97%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

2.3%

VACANT HOUSING UNITS
Includes homes for sale or rent

1.0%

SEASONAL / RECREATIONAL HOMES
Second homes and cabins

Sources: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API, tables B25034, B25024, B25041, B25040, B28002, B25004, B25002). Shares may not sum to 100% due to rounding.

NEIGHBORHOOD POCKETS · BY THE NUMBERS

Black Forest and its neighbors.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Black Forest	Census place (CDP)	\$856,200	1996	96%	96%	—
	ZIP 80908	\$705,400	2010	90%	91%	\$1,631
Nearby	Falcon (ZIP 80831)	\$548,800	2006	94%	92%	\$2,411
	Woodmoor (CDP)	\$771,900	1993	94%	93%	\$2,276

ACS 2020–2024 5-year estimates. † wide margin of error. ZIP 80908 also includes newer subdivisions on Black Forest’s southern edge.

Timbered core

Classic Black Forest · Academy D20, Lewis-Palmer D38 or Falcon D49, by address

The heavily forested center of the area, with large parcels set back from county roads.

Homes: Custom homes from the 1970s onward on roughly 2.5- to 40-acre parcels, often with barns, shops or outbuildings.

Watch for: Well permit and yield, septic condition, defensible space and insurance cost.

2013 burn area

Rebuilt · By address — D20, D38 or D49

Sections in the north and center where the 2013 Black Forest Fire burned; forest regrowth and open meadows now mix.

Homes: Many rebuilt and newer homes, often with fire-resistant materials and mitigation already in place.

Watch for: Ask for mitigation records and the home’s construction details; insurers often credit them.

Southern edge

Closest to the city · Academy School District 20 (most addresses)

Parcels near Briargate and north Colorado Springs, with the shortest drives to shopping, hospitals and I-25.

Homes: A mix of acreage and newer subdivisions with smaller lots.

Watch for: Some subdivisions have HOAs or metro districts — confirm the parcel’s full tax levy.

Eastern meadows

Open land · Falcon D49 or Academy D20, by address

More open grassland toward Falcon and Peyton, with long views and fewer trees.

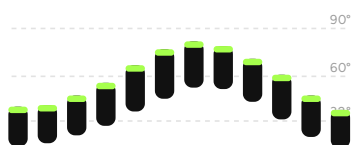
Homes: Acreage homes and horse properties.

Watch for: Wind exposure, well permit type and allowed uses for animals.

KNOW BEFORE YOU BUY

- ✓ **Read the well permit and the aquifer.** Wells draw from Denver Basin aquifers, which are non-renewable. Confirm the permit type, allowed uses and well yield with the Division of Water Resources.
- ✓ **Inspect the septic system.** Get a septic inspection and confirm the system matches the permitted bedroom count.
- ✓ **Make wildfire mitigation part of the offer.** Ask for mitigation records and get an insurance quote before your inspection deadline.
- ✓ **Know who maintains the road.** Many roads are private or association-maintained. Ask about plowing, grading and annual dues.

CLIMATE



J F M A M J J A S O N D

111" 22.0"

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Monument (6,975 ft). Black Forest ranges from about 7,000 to 7,700 ft — similar to or above this station. NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min		15%
15–29		37%
30–44		34%
45+		15%

Commute time, share of workers

FROM CENTRAL BLACK FOREST

North Colorado Springs ~15 min

Downtown Colorado Springs ~30 min

COS airport ~30 min

Denver ~1–1.25 hr

MOVING-IN CHECKLIST

Water & sewer	Private well and septic (most parcels)
Electric	Mountain View Electric or CORE Electric, by address
Heating	Natural gas where lines exist; propane elsewhere
Vehicle registration	El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Acreage and privacy close to north Colorado Springs
- ✓ Forest setting with dark skies
- ✓ Room for outbuildings, animals and gardens (check zoning)

TRADE-OFFS TO WEIGH

- Wildfire exposure and insurance cost
- Wells, septic and private roads to manage
- Longer drives for daily errands

THINGS TO DO

- Black Forest Regional Park
- Fox Run Regional Park
- Black Forest Section 16 trail
- Pineries Open Space



● STRATEGY OVER SCRIPT

Narrowed it to a pocket? Let's look at what's selling there now.

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