

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Calhan & Ellicott

Calhan and Ellicott are eastern-plains communities with some of the most affordable acreage in El Paso County. This snapshot compares the town of Calhan with the surrounding school-district areas.

Photo: Paint Mines Interpretive Park, near Calhan · Robert M. Russell / CC BY-SA 4.0

\$384,000

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+101%

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

\$995

MEDIAN GROSS RENT
ACS 2020–24

\$79,063

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

82%

OWNER-OCCUPIED
Share of occupied homes

1995

MEDIAN YEAR BUILT
Half of homes are older

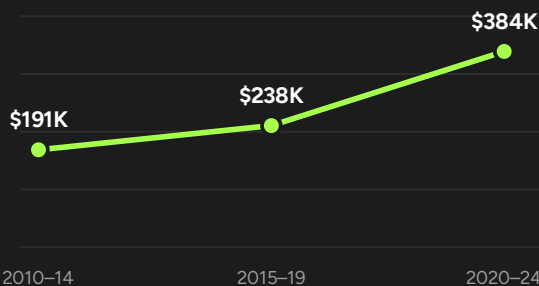
1,042

HOUSING UNITS
ACS 2020–24

40 min

AVERAGE COMMUTE
14% work from home

MEDIAN HOME VALUE OVER TIME



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

PLAINS RANCH COUNTRY IN NUMBERS.

- ✓ 83% of homes were built in 1970 or later; 12% predate 1940.
- ✓ 77% of homes are single-family detached; 0% are in buildings with 5+ units.
- ✓ 73% of homes heat with propane and 0% with wood — many parcels are beyond natural-gas lines.

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Census data.**

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HOW IT COMPARES

	MEDIAN HOME VALUE	MEDIAN HOUSEHOLD INCOME	MEDIAN GROSS RENT	OWNER-OCCUPIED	MEDIAN YEAR BUILT
Calhan RJ-1 area	\$384,000	\$79,063	\$995	82%	1995
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

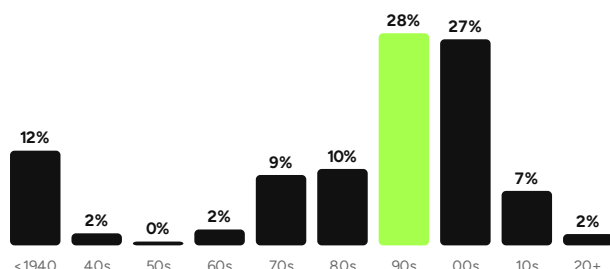
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

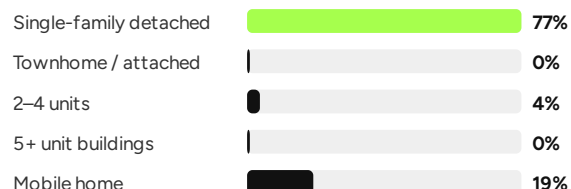
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

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.

92%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

7.1%

VACANT HOUSING UNITS
Includes homes for sale or rent

1.4%

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

Town and countryside.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Calhan	Town limits	\$296,600	1978	73%	68%	\$943
	School district RJ-1 area	\$384,000	1995	77%	82%	\$995
	ZIP 80808	\$411,100	1992	66%	82%	\$959
Ellicott	School district 22 area	\$435,300	1995	58%	69%	\$2,133

ACS 2020–2024 5-year estimates. † wide margin of error. Small-town estimates carry wide margins of error; the Ellicott CDP is too small to report home values.

Calhan town

Small-town lots · Calhan School District RJ-1

An incorporated town on US 24 with a main street, schools and the El Paso County Fair & Events Center.

Homes: Older single-family homes on town lots, with town water.

Watch for: Older systems; town water and sewer rules; highway and rail noise near US 24.

Calhan countryside

Ranch land · Calhan School District RJ-1

Acreage and ranch parcels along US 24 and the county roads around town.

Homes: Acreage homes, manufactured homes on land and working ranch properties.

Watch for: Well permit and groundwater-basin rules; septic; wind and drifting snow.

Ellicott

Rural community · Ellicott School District 22

An unincorporated community spread across the prairie along Highway 94 and Ellicott Highway, centered on its school campus.

Homes: Rural parcels with wells and septic.

Watch for: Distance to services; well and septic condition; road maintenance.

KNOW BEFORE YOU BUY

- ✓

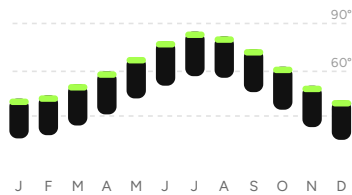
Check groundwater rules for the parcel. Much of the eastern county lies in designated groundwater basins with their own rules. Confirm the permit type and allowed uses.
- ✓

Inspect septic and propane. Confirm septic size and condition, and whether the propane tank is owned or leased.
- ✓

Plan for wind and drifting snow. Look at windbreaks, driveway orientation and how the road is maintained.
- ✓

Map your services. Groceries, healthcare and jobs are 30+ minutes away for most parcels.

CLIMATE



39" **16.5"**

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). Calhan sits ~470 ft above this station, 35 miles east on the plains. NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min		9%
15–29		16%
30–44		34%
45+		41%

Commute time, share of workers

FROM CALHAN

Falcon	~20–25 min
Colorado Springs (Powers)	~35–45 min
Schriever SFB	~20–30 min
Limon	~40 min

MOVING-IN CHECKLIST

Water	Town of Calhan in town; private wells elsewhere
Electric	Mountain View Electric Association
Heating	Propane on most rural parcels
Vehicle registration	El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Most affordable acreage in the county
- ✓ Low sales tax outside town
- ✓ Room for animals, shops and agriculture

TRADE-OFFS TO WEIGH

- Long drives to jobs and services
- Wind, hail and drifting snow
- Wells and septic to manage

THINGS TO DO

- Paint Mines Interpretive Park
- El Paso County Fair (July)
- Rock Island Regional Trail
- Dark-sky stargazing on the plains



● STRATEGY OVER SCRIPT

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

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