

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Cascade · Green Mtn Falls · Chipita Park

Cascade, Chipita Park and Green Mountain Falls line Ute Pass between Manitou Springs and Woodland Park. This snapshot compares the three villages using their Census places and ZIP codes.

Photo: Cascade and Ute Pass from the Pikes Peak Highway · Fredlyfish4 / CC BY-SA 3.0

\$514,900

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+109%

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

\$1,416

MEDIAN GROSS RENT
ACS 2020–24

\$119,531

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

85%

OWNER-OCCUPIED
Share of occupied homes

1970

MEDIAN YEAR BUILT
Half of homes are older

791

HOUSING UNITS
ACS 2020–24

33 min

AVERAGE COMMUTE
38% work from home

MEDIAN HOME VALUE OVER TIME



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

UTE PASS VILLAGES IN NUMBERS.

- ✓ 50% of homes were built in 1970 or later; 15% predate 1940.
- ✓ 95% of homes are single-family detached; 0% are in buildings with 5+ units.
- ✓ 15% of homes heat with propane and 3% with wood — many parcels are beyond natural-gas lines.

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

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HOW IT COMPARES

	MEDIAN HOME VALUE	MEDIAN HOUSEHOLD INCOME	MEDIAN GROSS RENT	OWNER-OCCUPIED	MEDIAN YEAR BUILT
Cascade-Chipita Park CDP	\$514,900	\$119,531	\$1,416	85%	1970
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

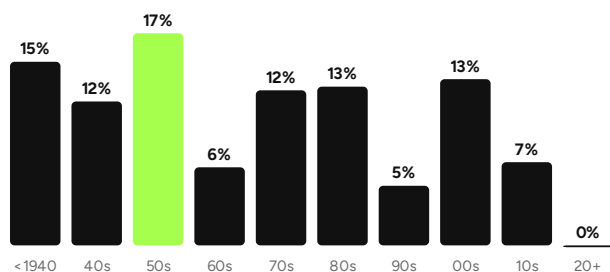
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

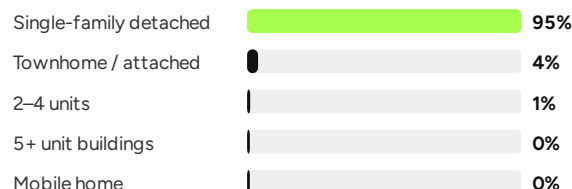
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT



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

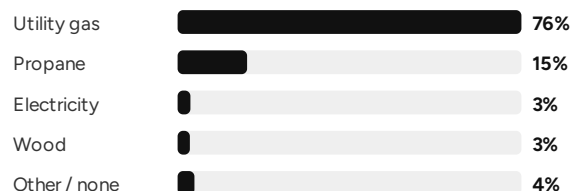
TYPES OF HOMES



BEDROOMS



HOW HOMES ARE HEATED



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

96%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

23.9%

VACANT HOUSING UNITS
Includes homes for sale or rent

14.8%

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

Three villages, side by side.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Cascade & Chipita Park	Census place (CDP)	\$514,900†	1970	95%	85%	\$1,416
Cascade	ZIP 80809	\$480,600	1961	95%	86%	\$2,030
Green Mountain Falls	Town limits	\$449,100	1947	94%	71%	\$1,699
	ZIP 80819	\$522,700†	1953	95%	78%	\$1,699

ACS 2020–2024 5-year estimates. † wide margin of error. Small-area estimates carry wide margins of error.

Cascade

Closest to the city · Manitou Springs School District 14

The village at the entrance to the Pikes Peak Highway, along US 24 and Fountain Creek.

Homes: Mid-century cabins and homes, many expanded over time, on wooded and often steep lots.

Watch for: Flood and debris-flow exposure near the creek; highway noise; steep driveways.

Chipita Park

Residential slopes · Manitou Springs School District 14

Wooded residential streets above Fountain Creek, home to Ute Pass Elementary.

Homes: Cabins and single-family homes, many originally built as summer places.

Watch for: Wildfire mitigation; permits on cabin additions; winter access on shaded roads.

Green Mountain Falls

Small town · Manitou Springs D14 on the El Paso County side

A small incorporated town around Gazebo Lake, with trailheads into Pike National Forest. Part of the town is in Teller County.

Homes: Historic cottages and cabins, some more than a century old, on small, sloped lots.

Watch for: Which county the parcel is in; town water rules; older foundations and septic.

KNOW BEFORE YOU BUY

- ✓

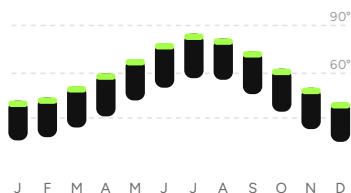
Check flood and debris-flow exposure. Fountain Creek and side drainages can flood, especially below burn scars. Pull the FEMA map and ask about past water events.
- ✓

Make wildfire mitigation part of the offer. Steep, forested lots need defensible space; get an insurance quote early.
- ✓

Confirm which county the parcel is in. Green Mountain Falls straddles El Paso and Teller counties; taxes, schools and services follow the county line.
- ✓

Inspect cabin conversions closely. Look for permits on additions, foundation type and how water and septic were upgraded.

CLIMATE



39" 16.5"

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). These villages sit 1,400–1,800 ft above this station; expect colder winters and more snow. NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min	15%
15–29	45%
30–44	16%
45+	25%

Commute time, share of workers

FROM CASCADE

West Colorado Springs ~15–20 min

Woodland Park ~10–15 min

Manitou Springs ~10 min

COS airport ~35 min

MOVING-IN CHECKLIST

Water Town of Green Mountain Falls; small districts or wells elsewhere — confirm by address

Electric & gas Providers vary along the pass — confirm by address

Heating Propane on some parcels

Vehicle registration El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Mountain setting 15 minutes from the city
- ✓ Direct access to Pike National Forest
- ✓ Character cabins and small-town feel

TRADE-OFFS TO WEIGH

- Flood and wildfire due diligence
- Steep, shaded roads in winter
- Few services in the villages themselves

THINGS TO DO

- Pikes Peak Highway (from Cascade)
- Gazebo Lake & Green Mountain Falls trails
- Catamount Trail and Ring the Peak segments
- North Pole — Santa's Workshop (Cascade)



STRATEGY OVER SCRIPT

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

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