

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

# Colorado Springs

Colorado Springs is really six or seven housing markets inside one city limit. This snapshot breaks the city into its main pockets so you can compare what you get — and what to check — on each side of town.

Photo: Garden of the Gods and Pikes Peak · CaroleHenson / CC BY-SA 4.0

**\$452,600**

MEDIAN HOME VALUE  
Owner-estimated, ACS 2020–24

**+117%**

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

**\$1,648**

MEDIAN GROSS RENT  
ACS 2020–24

**\$84,818**

MEDIAN HOUSEHOLD INCOME  
ACS 2020–24

**61%**

OWNER-OCCUPIED  
Share of occupied homes

**1986**

MEDIAN YEAR BUILT  
Half of homes are older

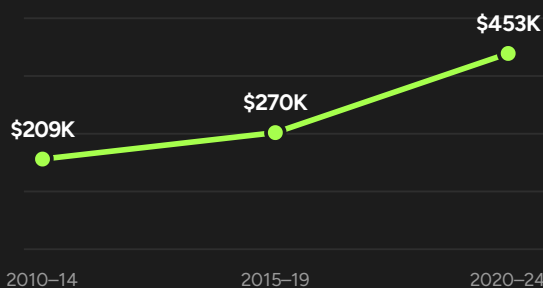
**211,353**

HOUSING UNITS  
ACS 2020–24

**23 min**

AVERAGE COMMUTE  
18% work from home

## MEDIAN HOME VALUE OVER TIME



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

## THE REGION'S HUB, NEIGHBORHOOD BY NEIGHBORHOOD.

- ✓ 77% of homes were built in 1970 or later; 5% predate 1940.
- ✓ 60% of homes are single-family detached; 23% are in buildings with 5+ units.
- ✓ 70% of homes heat with utility natural gas; 27% with electricity.

**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 |
|------------------|-------------------|-------------------------|-------------------|----------------|-------------------|
| Colorado Springs | \$452,600         | \$84,818                | \$1,648           | 61%            | 1986              |
| El Paso County   | \$461,000         | \$90,363                | \$1,696           | 66%            | 1989              |

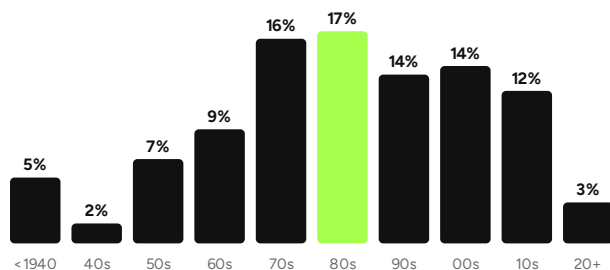
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

# What's actually here.

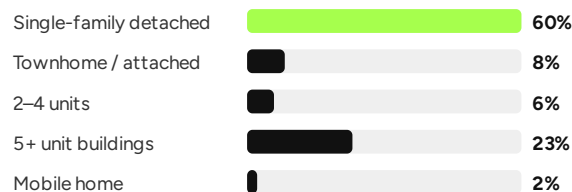
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

## WHEN HOMES WERE BUILT

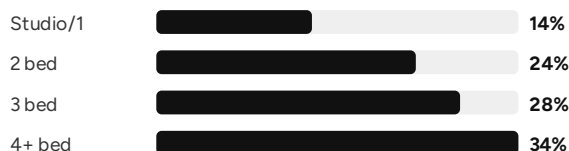


Share of all housing units by decade built. Peak decade highlighted.

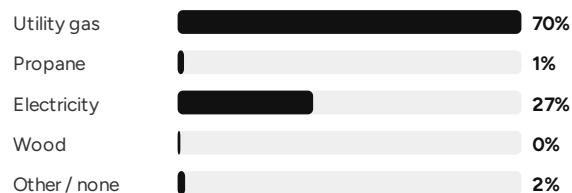
## TYPES OF HOMES



## BEDROOMS



## HOW HOMES ARE HEATED



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

94%

HOUSEHOLDS WITH BROADBAND  
Cable, fiber or DSL subscription

4.2%

VACANT HOUSING UNITS  
Includes homes for sale or rent

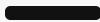
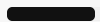
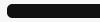
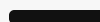
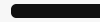
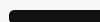
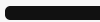
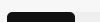
0.5%

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

# Same city, different markets.

|                                       | CENSUS AREA | MEDIAN HOME VALUE                                                                           | MEDIAN YR BUILT | SINGLE-FAMILY DETACHED | OWNER-OCCUPIED | MEDIAN RENT |
|---------------------------------------|-------------|---------------------------------------------------------------------------------------------|-----------------|------------------------|----------------|-------------|
| Downtown & Old North End              | ZIP 80903   | \$456,100  | 1940            | 47%                    | 39%            | \$1,247     |
|                                       | ZIP 80907   | \$414,900  | 1972            | 54%                    | 56%            | \$1,505     |
| Old Colorado City & Westside          | ZIP 80904   | \$440,000  | 1972            | 58%                    | 56%            | \$1,474     |
| Broadmoor & Southwest                 | ZIP 80906   | \$574,100  | 1984            | 59%                    | 65%            | \$1,722     |
| Briargate, Northgate & Flying Horse   | ZIP 80920   | \$518,400  | 1993            | 72%                    | 65%            | \$2,061     |
|                                       | ZIP 80921   | \$683,400  | 2005            | 70%                    | 73%            | \$2,140     |
| Powers Corridor & Banning Lewis Ranch | ZIP 80922   | \$446,400  | 2002            | 80%                    | 70%            | \$2,069     |
|                                       | ZIP 80923   | \$475,800  | 2006            | 72%                    | 68%            | \$2,067     |
|                                       | ZIP 80927   | \$587,100  | 2010s           | 96%                    | 92%            | \$3,195     |
| Southeast & South-Central             | ZIP 80910   | \$320,300  | 1976            | 40%                    | 47%            | \$1,361     |
|                                       | ZIP 80916   | \$326,300  | 1987            | 50%                    | 54%            | \$1,620     |

ACS 2020–2024 5-year estimates. † wide margin of error. Pocket figures use ZIP Code Tabulation Areas, which approximate — but don't exactly match — neighborhood boundaries.

## Downtown & Old North End

ZIP 80903 · 80907 · Colorado Springs School District 11

The city's historic core: a walkable downtown grid, Colorado College, Acacia and Monument Valley parks, and tree-lined streets running north along Nevada and Cascade avenues.

**Homes:** Victorian and early-1900s homes, brick bungalows and some of the city's largest historic houses in the Old North End, mixed with downtown condos and apartments.

**Watch for:** Parts of the area are in historic districts. Confirm any overlay before planning exterior changes, and budget for older plumbing, wiring and sewer lines.

## Old Colorado City & Westside

ZIP 80904 · Colorado Springs School District 11

The original 1859 Colorado City townsite along Colorado Avenue, now a shopping and dining district, minutes from Garden of the Gods, Red Rock Canyon and US 24 to the mountains.

**Homes:** Small Victorians, cottages and bungalows on the flats; mid-century and newer homes on the hillsides toward the foothills.

**Watch for:** Foothill lots carry wildfire exposure and steep drives; lower areas near Fountain Creek should be checked against the flood map.

## Broadmoor & Southwest

ZIP 80906 · Cheyenne Mountain School District 12 serves much of the area; some addresses are in D11 or Harrison D2

Established foothill neighborhoods around The Broadmoor, Cheyenne Mountain Zoo and North Cheyenne Cañon Park, with quick access to Highway 115 and Fort Carson.

**Homes:** Custom homes from the 1950s onward on larger lots, estate properties near the hotel, and townhome and condo pockets closer to Highway 115.

**Watch for:** Wildfire mitigation and insurability on wooded foothill lots; review HOA and covenant rules, which are common here.

## Briargate, Northgate & Flying Horse

ZIP 80920 · 80921 · Academy School District 20 serves most of the area

North-side planned communities between I-25 and Powers, near the Air Force Academy, Chapel Hills and the Interquest corridor — the quickest route north to Monument and Denver.

**Homes:** Briargate's 1980s–2000s family subdivisions; newer construction and golf-course homes in Flying Horse and Northgate.

**Watch for:** Many subdivisions sit inside metropolitan districts with their own mill levies, plus HOA dues. Compare the total tax bill, not just the price.

## Powers Corridor & Banning Lewis Ranch

ZIP 80922 · 80923 · 80927 · Falcon School District 49 serves much of the east side; some addresses are in D11

East-side neighborhoods along Powers Boulevard with major retail, quick access to Peterson SFB and the airport, and the city's newest master-planned growth in Banning Lewis Ranch.

**Homes:** 1990s–2000s subdivisions such as Stetson Hills and Springs Ranch; 2010s-and-newer construction in Banning Lewis Ranch.

**Watch for:** Metro district levies can be significant in newer communities. Expect more wind and hail on the open east side; check roof age.

## Southeast & South-Central

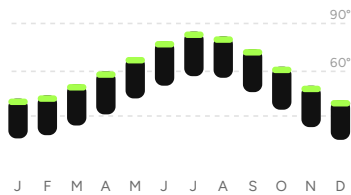
ZIP 80910 · 80916 · Harrison School District 2 and D11, by address

Established neighborhoods between I-25, Academy Boulevard and Powers, close to the airport, Peterson SFB and Fort Carson.

**Homes:** Mid-century ranches and 1970s–80s homes, plus a large share of condos, townhomes and apartments — many of the city's most accessible price points.

**Watch for:** Inspect older systems carefully (sewer scope, panel, roof). Parts of the area sit under airport flight paths.

### CLIMATE



**39"** **16.5"**

SNOW / YR    PRECIP / YR

Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). NOAA 1991–2020 normals via usclimatedata.com.

### GETTING AROUND

|         |             |     |
|---------|-------------|-----|
| <15 min | <div></div> | 27% |
| 15–29   | <div></div> | 48% |
| 30–44   | <div></div> | 17% |
| 45+     | <div></div> | 8%  |

Commute time, share of workers

### FROM DOWNTOWN

|             |            |
|-------------|------------|
| Briargate   | ~15–20 min |
| COS airport | ~15 min    |
| Fort Carson | ~15 min    |
| Denver      | ~1–1.5 hr  |
| DEN airport | ~1.5 hr    |

### MOVING-IN CHECKLIST

**Electric, gas, water, wastewater**    Colorado Springs Utilities · csu.org — one account for all four inside city limits

**Trash**    Private haulers by subscription — the city does not provide trash service

**Internet**    Multiple wired providers in most neighborhoods; confirm at the exact address

**Vehicle & license**    El Paso County Clerk & Recorder for vehicle registration; Colorado DMV for driver licenses



● STRATEGY OVER SCRIPT

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