

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Cripple Creek & Victor

Cripple Creek and Victor are historic gold-camp towns on the southwest flank of Pikes Peak. This snapshot compares the two towns and their ZIP codes; with under 1,000 residents each, the estimates carry wide margins.

Photo: Bennett Avenue, Cripple Creek - David Shankbone / CC BY 3.0

\$285,800

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+198%

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

\$1,048

MEDIAN GROSS RENT
ACS 2020–24

\$41,840

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

56%

OWNER-OCCUPIED
Share of occupied homes

1979

MEDIAN YEAR BUILT
Half of homes are older

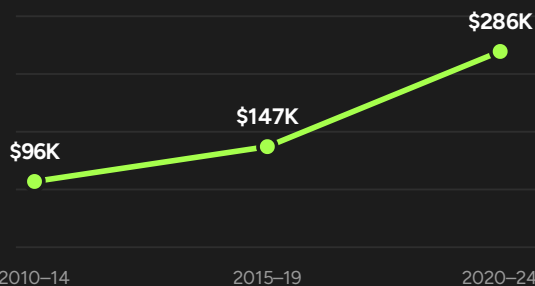
793

HOUSING UNITS
ACS 2020–24

10 min

AVERAGE COMMUTE
17% work from home

MEDIAN HOME VALUE OVER TIME



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

THE GOLD CAMP IN NUMBERS.

- ✓ 57% of homes were built in 1970 or later; 38% predate 1940.
- ✓ 58% of homes are single-family detached; 21% are in buildings with 5+ units.
- ✓ 49% of homes heat with utility natural gas; 40% with electricity.

**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
Cripple Creek	\$285,800	\$41,840	\$1,048	56%	1979
Teller County	\$479,900	\$85,361	\$1,880	81%	1990

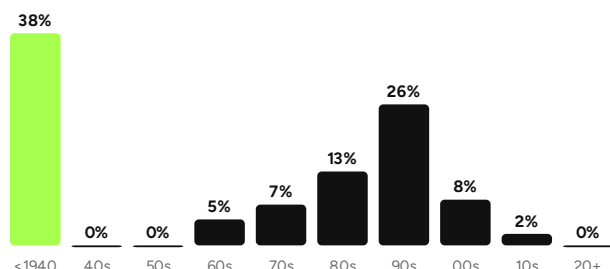
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

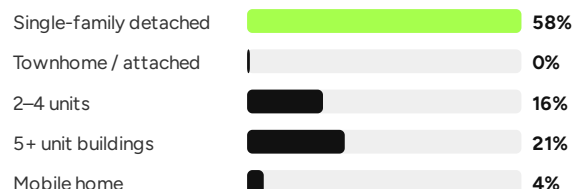
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

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.

79%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

25.5%

VACANT HOUSING UNITS
Includes homes for sale or rent

13.5%

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

Two towns, side by side.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER- OCCUPIED	MEDIAN RENT
Cripple Creek	City limits	\$285,800†	1979	58%	56%	\$1,048
	ZIP 80813	\$297,600	1990	66%	59%	\$1,207
Victor	City limits	\$212,100	1938	87%	64%	\$945
	ZIP 80860	\$237,900†	1938	76%	63%	\$680

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

Cripple Creek historic grid

Gaming town · Cripple Creek-Victor School District RE-1

Neighborhoods within walking distance of Bennett Avenue’s casinos, museums and restaurants.

Homes: Victorian-era homes and cottages on city water and sewer, plus some newer construction.

Watch for: Historic-home inspection items; casino-area traffic and parking; winter at 9,500 ft.

Victor historic grid

Quieter town · Cripple Creek-Victor School District RE-1

A smaller historic mining town with brick commercial blocks, the Lowell Thomas Museum and trails through the mining district.

Homes: Historic homes, many over 100 years old, at some of the lowest prices in the region.

Watch for: Foundations, wiring and insulation; heating costs at 9,700 ft.

Surrounding parcels & mining claims

Land outside town · Cripple Creek-Victor School District RE-1

Acreage and patented mining claims around both towns, near active gold mining.

Homes: Cabins and custom homes; many parcels are raw land.

Watch for: Legal access, title, mineral rights, undermined ground and utility availability.

KNOW BEFORE YOU BUY

- ✓

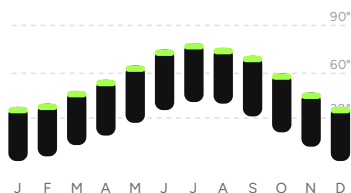
Inspect historic homes like historic homes. Check foundations, wiring, plumbing and insulation; many houses are more than 100 years old.
- ✓

Verify title and access on mining claims. Patented claims can have irregular boundaries, no legal road access and separate mineral rights.
- ✓

Ask about undermined ground. Old mine workings run under parts of the district. Ask about subsidence history and any engineering reports.
- ✓

Plan for 9,500-foot winters. Heating costs, snow load and road conditions shape daily life.

CLIMATE


59" **15.0"**

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Florissant Fossil Beds (8,402 ft). Cripple Creek and Victor sit 1,100–1,300 ft above this station; expect colder temperatures. NOAA NCEI 1991–2020 Monthly Normals, station USC00052965.

GETTING AROUND

<15 min		77%
15–29		18%
30–44		5%
45+		0%

Commute time, share of workers

FROM CRIPPLE CREEK

Woodland Park ~45 min

Colorado Springs ~1 hr–1 hr 15 min

Victor ~10 min

Divide ~30 min

MOVING-IN CHECKLIST

Electric Black Hills Energy

Natural gas Colorado Natural Gas

 Water City of Cripple Creek ·
 City of Victor; wells
 outside town

 Vehicle Teller County Clerk &
 registration Recorder

WHERE IT SHINES

- ✓ Lowest home values in this guide
- ✓ Historic architecture and big views
- ✓ Local jobs in gaming and mining

TRADE-OFFS TO WEIGH

- Long drive to Colorado Springs
- Harsh, long winters
- Older housing and title issues to vet

THINGS TO DO

- Cripple Creek & Victor Narrow Gauge Railroad
- Mollie Kathleen Gold Mine tour
- Cripple Creek District Museum
- Gold Belt Tour Scenic Byway
- Vindicator Valley Trail (Victor)



● STRATEGY OVER SCRIPT

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

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