

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

# Divide

Divide is a high crossroads at more than 9,000 feet, where US 24 meets the road to Cripple Creek. Figures here use ZIP 80814, which covers the surrounding subdivisions.

Photo: Mueller State Park, near Divide · mark byzewski / CC BY 2.0

**\$466,800**

MEDIAN HOME VALUE  
Owner-estimated, ACS 2020–24

**+95%**

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

**\$1,492**

MEDIAN GROSS RENT  
ACS 2020–24

**\$80,500**

MEDIAN HOUSEHOLD INCOME  
ACS 2020–24

**85%**

OWNER-OCCUPIED  
Share of occupied homes

**1993**

MEDIAN YEAR BUILT  
Half of homes are older

**2,600**

HOUSING UNITS  
ACS 2020–24

**37 min**

AVERAGE COMMUTE  
26% work from home

## MEDIAN HOME VALUE OVER TIME



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

## HIGH-COUNTRY ACREAGE IN NUMBERS.

- ✓ 95% of homes were built in 1970 or later; 3% predate 1940.
- ✓ 95% of homes are single-family detached; 1% are in buildings with 5+ units.
- ✓ 24% of homes heat with propane and 0% 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 |
|--------------------|-------------------|-------------------------|-------------------|----------------|-------------------|
| ZIP 80814 (Divide) | \$466,800         | \$80,500                | \$1,492           | 85%            | 1993              |
| Teller County      | \$479,900         | \$85,361                | \$1,880           | 81%            | 1990              |

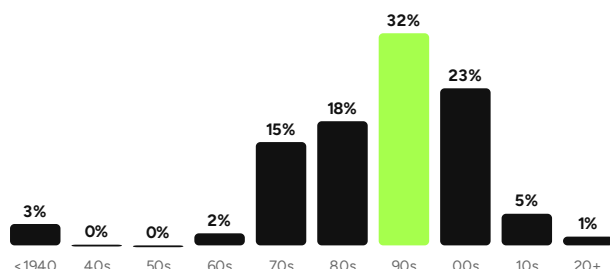
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

# What's actually here.

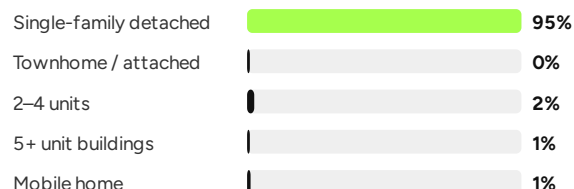
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

## WHEN HOMES WERE BUILT



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

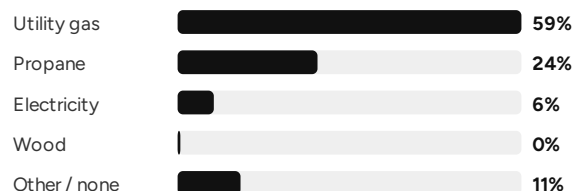
## TYPES OF HOMES



## BEDROOMS



## HOW HOMES ARE HEATED



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

97%

HOUSEHOLDS WITH BROADBAND  
Cable, fiber or DSL subscription

10.1%

VACANT HOUSING UNITS  
Includes homes for sale or rent

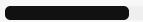
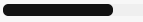
7.9%

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

# Divide and its neighbors.

|        | CENSUS AREA            | MEDIAN HOME VALUE                                                                           | MEDIAN YR BUILT | SINGLE-FAMILY DETACHED | OWNER-OCCUPIED | MEDIAN RENT |
|--------|------------------------|---------------------------------------------------------------------------------------------|-----------------|------------------------|----------------|-------------|
| Divide | ZIP 80814              | \$466,800  | 1993            | 95%                    | 85%            | \$1,492     |
| Nearby | Woodland Park (city)   | \$549,200  | 1990            | 77%                    | 76%            | \$2,007     |
|        | Florissant (ZIP 80816) | \$418,200  | 1991            | 93%                    | 93%            | \$2,415     |
|        | Teller County          | \$479,900  | 1990            | 85%                    | 81%            | \$1,880     |

ACS 2020–2024 5-year estimates. † wide margin of error. The Divide Census place is too small to report figures.

## Highland Lakes

Established subdivision · Woodland Park School District RE-2

A subdivision near Divide with its own water provider and natural-gas service.

**Homes:** Single-family homes on wooded and meadow lots.

**Watch for:** Water provider rules and fees; road maintenance; snow load.

## Highway 67 corridor

Toward Mueller · Woodland Park RE-2 (most addresses)

Parcels south of Divide toward Mueller State Park and Cripple Creek, many with Pikes Peak views.

**Homes:** Acreage homes and cabins.

**Watch for:** Well yield, septic, propane; wildfire mitigation.

## Rural acreage

Wells & septic · Woodland Park RE-2 (most addresses)

Larger parcels off county and association roads in every direction from the junction.

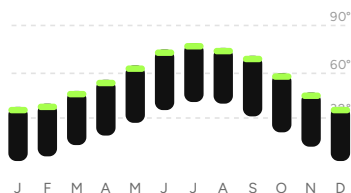
**Homes:** Custom homes, cabins and some manufactured homes on land.

**Watch for:** Road association dues and plowing; internet options at the exact address.

## KNOW BEFORE YOU BUY

- ✓ **Test the well, not just the house.** Mountain wells in fractured granite vary widely in yield. Get a flow test and water quality test.
- ✓ **Plan for 9,000-foot winters.** Snow load, roof condition, heating system and driveway exposure matter more here than almost anywhere in this guide.
- ✓ **Confirm road maintenance.** Many subdivision roads are maintained by road associations. Ask about dues and plowing.
- ✓ **Check internet at the address.** Options vary widely parcel to parcel.

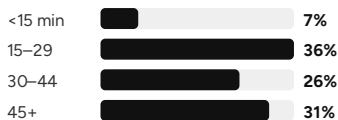
## CLIMATE


**59"**      **15.0"**

SNOW / YR      PRECIP / YR

Avg. monthly high/low °F. Reference station:  
 Florissant Fossil Beds (8,402 ft). Divide sits ~750  
 ft above this station. NOAA NCEI 1991–2020  
 Monthly Normals, station USC00052965.

## GETTING AROUND



Commute time, share of workers

## FROM DIVIDE

Woodland Park ~10–15 min

Colorado Springs ~45 min

Cripple Creek ~30 min

Mueller State Park ~10 min

## MOVING-IN CHECKLIST

|                             |                                                          |
|-----------------------------|----------------------------------------------------------|
| <b>Electric</b>             | CORE Electric Cooperative                                |
| <b>Natural gas</b>          | Colorado Natural Gas (Highland Lakes); propane elsewhere |
| <b>Water</b>                | Highland Lakes Water or private well                     |
| <b>Vehicle registration</b> | Teller County Clerk & Recorder                           |

## WHERE IT SHINES

- ✓ Big views and acreage at lower prices than Woodland Park
- ✓ Mueller State Park next door
- ✓ Quiet, dark-sky setting

## TRADE-OFFS TO WEIGH

- Long, snowy winters at 9,000+ feet
- Wells, septic and propane to manage
- Few services in Divide itself

## THINGS TO DO

- Mueller State Park
- Dome Rock State Wildlife Area
- Colorado Wolf & Wildlife Center
- Pike National Forest



● STRATEGY OVER SCRIPT

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

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