

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Falcon

Falcon is the county's fast-growing eastern corridor, where master-planned neighborhoods meet open prairie. This snapshot uses ZIP 80831, which covers Falcon's main subdivisions.

Photo: Falcon · David Shankbone / CC BY-SA 3.0

\$548,800

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+115%

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

\$2,411

MEDIAN GROSS RENT
ACS 2020–24

\$132,467

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

92%

OWNER-OCCUPIED
Share of occupied homes

2006

MEDIAN YEAR BUILT
Half of homes are older

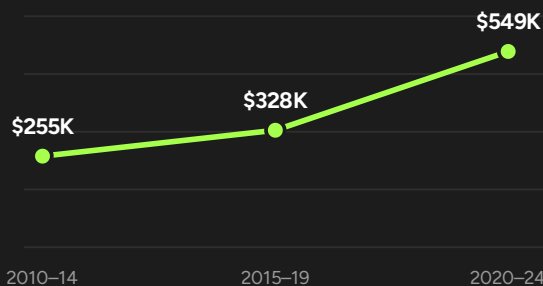
11,817

HOUSING UNITS
ACS 2020–24

32 min

AVERAGE COMMUTE
18% work from home

MEDIAN HOME VALUE OVER TIME



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

AN EAST-SIDE GROWTH CORRIDOR IN NUMBERS.

- ✓ 96% of homes were built in 1970 or later; 2% predate 1940.
- ✓ 94% of homes are single-family detached; 1% are in buildings with 5+ units.
- ✓ 20% of homes heat with propane and 1% with wood — many parcels are beyond natural-gas lines.

**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
ZIP 80831 (Falcon/Peyton)	\$548,800	\$132,467	\$2,411	92%	2006
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

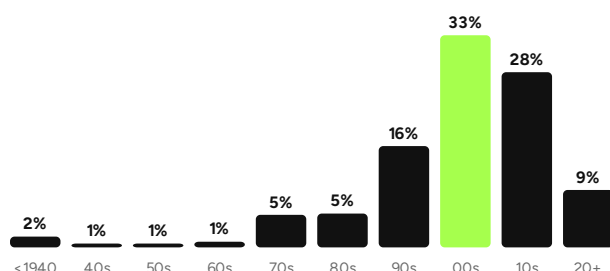
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

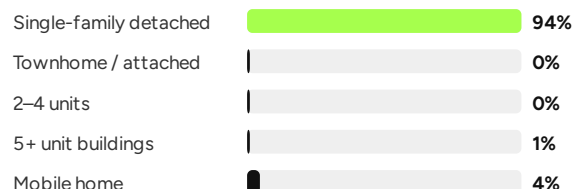
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT



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

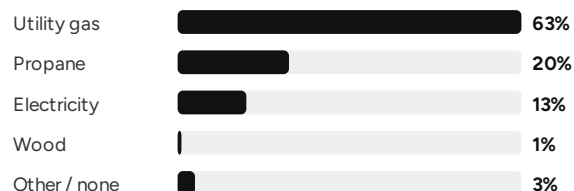
TYPES OF HOMES



BEDROOMS



HOW HOMES ARE HEATED



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

97%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

4.1%

VACANT HOUSING UNITS
Includes homes for sale or rent

0.2%

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

Falcon and its neighbors.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Falcon	ZIP 80831	\$548,800	2006	94%	92%	\$2,411
Nearby	Banning Lewis Ranch (80927)	\$587,100	2010s	96%	92%	\$3,195
	Peyton area (school district 23-JT)	\$555,200	1995	84%	88%	—
	Black Forest (CDP)	\$856,200	1996	96%	96%	—

ACS 2020–2024 5-year estimates. † wide margin of error. ZIP 80831 also includes parts of Peyton.

Meridian Ranch

Master-planned · Falcon School District 49

A large planned community north of US 24 with a recreation center, pools, golf course and miles of trails.

Homes: 2000s-and-newer single-family homes in many floor plans and price points.

Watch for: Meridian Service Metropolitan District levies and fees; HOA rules.

Woodmen Hills

Established planned · Falcon School District 49

One of Falcon's first master-planned communities, with two recreation centers, parks and trails.

Homes: Late-1990s–2000s single-family homes and some townhomes.

Watch for: Woodmen Hills Metropolitan District fees cover water, sewer and recreation — get the current schedule.

Paint Brush Hills & Falcon Highlands

Planned neighborhoods · Falcon School District 49

Additional subdivisions served by their own metro districts, with quick access to US 24 and Woodmen Road.

Homes: Single-family homes on a mix of standard and larger lots.

Watch for: Each district sets its own fees and levies — compare them home by home.

Rural acreage

Wells & septic · Falcon School District 49

Larger parcels surrounding the subdivisions, with open views to Pikes Peak.

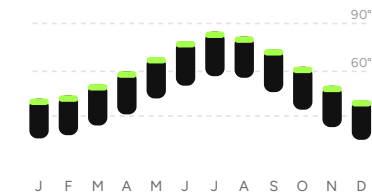
Homes: Acreage homes, horse properties and custom builds.

Watch for: Well permit, yield and allowed uses; septic; gravel-road maintenance.

KNOW BEFORE YOU BUY

- ✓ **Read the metro district disclosures.** Metro district mill levies and monthly fees can be a large share of the cost of ownership. Get both before you compare homes.
- ✓ **Plan for wind and hail.** Open prairie means stronger wind and frequent hail. Check roof age, fencing and siding condition.
- ✓ **Drive the commute at rush hour.** US 24 and Woodmen Road carry heavy peak traffic into the city.
- ✓ **On acreage, verify water.** Confirm the well permit, yield and allowed uses, plus septic condition.

CLIMATE



Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). Falcon sits ~850 ft above this station on open prairie; expect more wind. NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min		15%
15–29		33%
30–44		30%
45+		21%

Commute time, share of workers

FROM CENTRAL FALCON

Powers Blvd corridor	~15 min
Downtown Colorado Springs	~30 min
Schriever SFB	~20 min
COS airport	~25 min

MOVING-IN CHECKLIST

Water & sewer	Metropolitan districts (Woodmen Hills, Meridian Service, Falcon Highlands) or private wells
Electric	Mountain View Electric Association
Natural gas	Colorado Springs Utilities or Black Hills Energy, by subdivision
Vehicle registration	El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Newer homes and amenity-rich subdivisions
- ✓ Lower county sales tax
- ✓ Pikes Peak views and open space

TRADE-OFFS TO WEIGH

- Metro district fees and levies
- Wind and hail exposure
- Peak-hour traffic on US 24 and Woodmen

THINGS TO DO

- Meridian Ranch and Woodmen Hills recreation centers (district residents)
- Rock Island Regional Trail
- Antler Creek Golf Course
- Paint Mines Interpretive Park (~25 min)



STRATEGY OVER SCRIPT

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

Call or text **719-244-5264** · hello@claycaldwellrealtor.com · ClayCaldwellRealtor.com

Information deemed reliable but not guaranteed. Figures come from the public sources cited and may change; verify independently. Nothing here is legal, tax or financial advice. School assignments follow the address — confirm with the district. Clay Caldwell is a real estate broker with Better Homes and Gardens® Real Estate Kenney & Company. Each franchise is independently owned and operated. Equal Housing Opportunity. © 2026 Clay Caldwell Realtor.