

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Fountain

Fountain is the south anchor of the metro, a city with its own electric and water utilities and some of the region's newest neighborhoods. This snapshot shows how its housing compares with Security-Widefield next door.

Photo: Fountain Creek Nature Center, Fountain · Mike Sinko from Colorado Springs, United States / CC BY-SA 2.0

\$398,000

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+123%

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

\$1,745

MEDIAN GROSS RENT
ACS 2020–24

\$86,242

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

73%

OWNER-OCCUPIED
Share of occupied homes

2000

MEDIAN YEAR BUILT
Half of homes are older

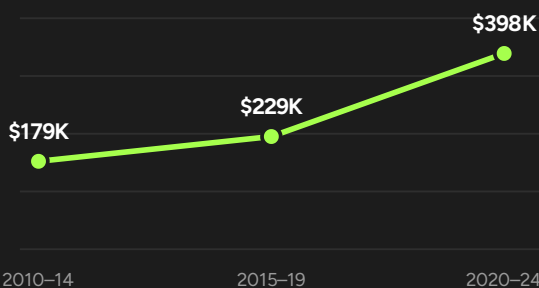
10,984

HOUSING UNITS
ACS 2020–24

27 min

AVERAGE COMMUTE
11% work from home

MEDIAN HOME VALUE OVER TIME



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

A NEWER SOUTH-SIDE CITY IN NUMBERS.

- ✓ 87% of homes were built in 1970 or later; 6% predate 1940.
- ✓ 79% of homes are single-family detached; 7% are in buildings with 5+ units.
- ✓ 71% of homes heat with utility natural gas; 24% 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
Fountain	\$398,000	\$86,242	\$1,745	73%	2000
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

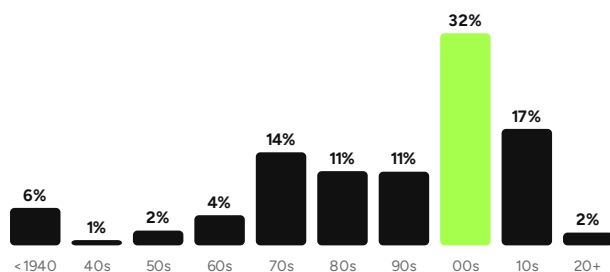
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

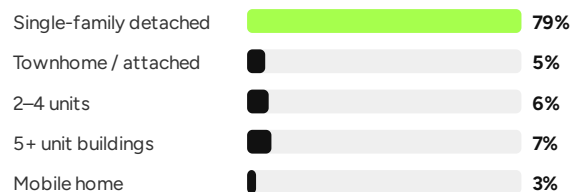
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT



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

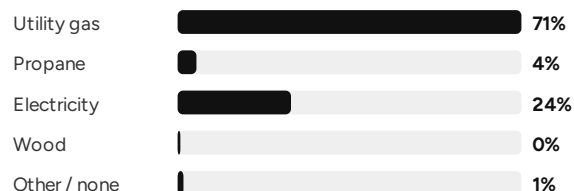
TYPES OF HOMES



BEDROOMS



HOW HOMES ARE HEATED



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

95%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

4.8%

VACANT HOUSING UNITS
Includes homes for sale or rent

0.0%

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

Fountain and its neighbors.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Fountain	City limits	\$398,000	2000	79%	73%	\$1,745
	ZIP 80817	\$400,100	2000	79%	74%	\$1,717
Nearby	Security-Widefield (CDP)	\$387,500	1981	94%	87%	\$1,793
	East side / Lorson Ranch (80925)	\$459,000	2012	96%	85%	\$2,313

ACS 2020–2024 5-year estimates. † wide margin of error. ZIP 80817 extends beyond city limits into rural parcels.

Central Fountain

Original town · Fountain-Fort Carson School District 8

The historic center near Santa Fe Avenue and the rail line, with city hall, parks and older commercial blocks.

Homes: Older single-family homes and small lots, with some mid-century neighborhoods.

Watch for: Older systems in pre-1980 homes; rail and highway noise near the corridor.

Mesa Ridge & east side

Newer subdivisions · Fountain-Fort Carson D8; some addresses in Widefield D3

Neighborhoods off Mesa Ridge Parkway and Powers Boulevard, with quick access to I-25 and Fort Carson’s south gates.

Homes: 2000s-and-newer single-family homes, many in planned subdivisions.

Watch for: Metropolitan district levies and HOA dues on newer homes.

South & rural edges

Bigger lots · Fountain-Fort Carson School District 8

Parcels south and east of town toward Pueblo County, with open views and more space.

Homes: Larger lots and acreage; some homes on wells and septic outside city service areas.

Watch for: Confirm water source, septic condition and road maintenance outside city limits.

Widefield-served areas

District water · By address — Fountain-Fort Carson D8 or Widefield D3

Portions of Fountain that receive water and sewer from the Widefield Water & Sanitation District rather than the city.

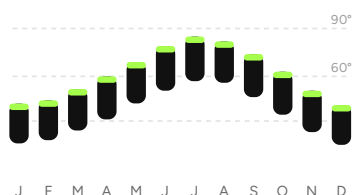
Homes: Mostly single-family subdivisions.

Watch for: Know which water provider serves the address; rates and rules differ.

KNOW BEFORE YOU BUY

- ✓ **Compare utility costs, not just the mortgage.** Fountain sets its own electric and water rates. Ask the seller for 12 months of utility bills.
- ✓ **Check metro districts on newer homes.** Many newer subdivisions add metropolitan district levies and fees. Pull the parcel's full levy from the County Assessor.
- ✓ **Read the water report.** Fountain draws partly on the Widefield aquifer, where PFAS was found in 2016. Ask for the current Consumer Confidence Report.
- ✓ **Expect Fort Carson activity.** Training and range noise can carry. Visit at different times before you commit.

CLIMATE



39" **16.5"**

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). Fountain sits ~500 ft below this station; expect slightly milder temperatures. NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min		13%
15–29		48%
30–44		29%
45+		10%

Commute time, share of workers

FROM CENTRAL FOUNTAIN

Downtown Colorado Springs	~20 min
Fort Carson	~10 min
COS airport	~15 min
Pueblo	~30 min

MOVING-IN CHECKLIST

Electric & water	City of Fountain Utilities (inside city limits)
Natural gas	Black Hills Energy
Wastewater	Fountain Sanitation District or Widefield W&S
Vehicle registration	El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Newer housing stock at accessible price points
- ✓ Short drive to Fort Carson and I-25
- ✓ Milder, lower-elevation weather

TRADE-OFFS TO WEIGH

- Farther from north-side jobs and Denver
- Utility rates set locally — compare bills
- Military training noise in some areas

THINGS TO DO

- Fountain Creek Nature Center
- Clear Spring Ranch & Fountain Creek Regional Trail
- Metcalfe Park
- Lake Pueblo State Park (~35 min)



● STRATEGY OVER SCRIPT

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

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