

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Manitou Springs

Manitou Springs packs historic homes, mineral springs and Pikes Peak trailheads into about three square miles. This snapshot shows what that housing stock looks like and how the town compares with its neighbors.

Photo: Manitou Avenue, Manitou Springs · Mike McBey / CC BY 2.0

\$561,200

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+95%

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

\$1,283

MEDIAN GROSS RENT
ACS 2020–24

\$85,000

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

62%

OWNER-OCCUPIED
Share of occupied homes

1954

MEDIAN YEAR BUILT
Half of homes are older

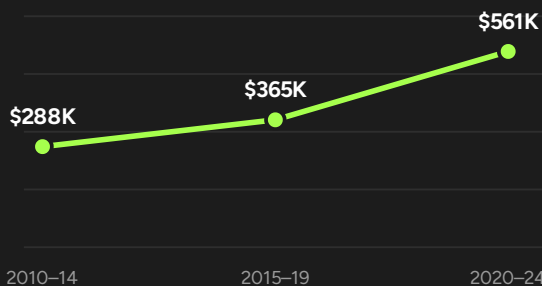
2,625

HOUSING UNITS
ACS 2020–24

26 min

AVERAGE COMMUTE
28% work from home

MEDIAN HOME VALUE OVER TIME



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

A HISTORIC FOOTHILLS TOWN IN NUMBERS.

- ✓ 38% of homes were built in 1970 or later; 40% predate 1940.
- ✓ 69% of homes are single-family detached; 16% 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
Manitou Springs	\$561,200	\$85,000	\$1,283	62%	1954
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

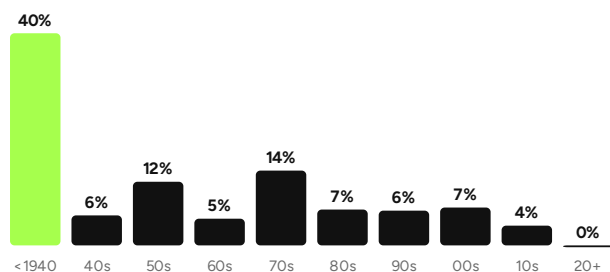
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

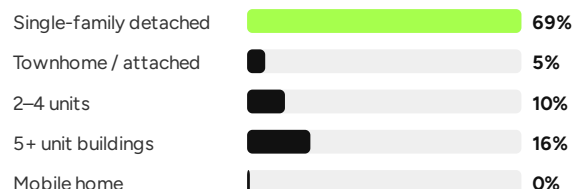
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT



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

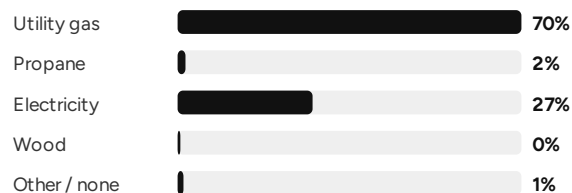
TYPES OF HOMES



BEDROOMS



HOW HOMES ARE HEATED



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

91%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

8.3%

VACANT HOUSING UNITS
Includes homes for sale or rent

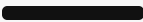
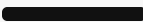
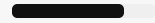
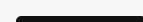
7.5%

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

Manitou and its neighbors.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Manitou Springs	City limits	\$561,200 	1954	69%	62%	\$1,283
	ZIP 80829	\$572,100 	1959	72%	65%	\$1,283
Nearby	Westside Colorado Springs (80904)	\$440,000 	1972	58%	56%	\$1,474
	Cascade-Chipita Park	\$514,900† 	1970	95%	85%	\$1,416

ACS 2020–2024 5-year estimates. † wide margin of error. ZIP 80829 includes Manitou plus nearby unincorporated hillside.

Downtown & Manitou Avenue

Walkable core · Manitou Springs School District 14

The commercial spine along Manitou Avenue and Canon Avenue, with the mineral springs, Soda Springs Park and the shops and restaurants that draw visitors year-round.

Homes: Victorian cottages, stone homes and small multi-unit buildings on small, often irregular lots; some homes are above or behind storefronts.

Watch for: Floodplain status along Fountain Creek, parking rights, and historic district design review for exterior work.

Ruxton Avenue corridor

Toward the Incline · Manitou Springs School District 14

The narrow canyon road from downtown up to the Cog Railway depot and Incline trailhead, following Ruxton Creek.

Homes: Older cottages and cabins close to the creek, with limited off-street parking.

Watch for: Heavy seasonal visitor traffic and parking restrictions; creek flood exposure; steep, narrow access.

Hillside streets

Views and stairs · Manitou Springs School District 14

Residential streets climbing the slopes north and south of downtown, many with views across town toward the plains or up to Pikes Peak.

Homes: A mix of early-1900s cottages and mid-century and newer homes, often on steep lots with stairs, retaining walls and tight driveways.

Watch for: Slope stability, drainage and retaining walls; winter access on steep streets; wildfire mitigation near open space.

East end near US 24

Easiest access · Manitou Springs School District 14

The east side of town toward Old Colorado City and Garden of the Gods, with the quickest connection to US 24 and Colorado Springs.

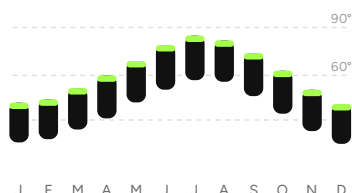
Homes: Some of the town's flatter lots, with mid-century homes and small multi-unit properties.

Watch for: Highway noise near US 24 and Fountain Creek floodplain on lower parcels.

KNOW BEFORE YOU BUY

- ✓ **Check the floodplain and burn-scar exposure.** Fountain Creek and the canyons above town flooded after the 2012 Waldo Canyon Fire. Pull the FEMA flood map and ask about drainage and flood insurance.
- ✓ **Historic district rules apply.** Exterior changes inside the historic district go through the city's design review. Confirm what you can change before you plan a remodel.
- ✓ **Walk the access in winter conditions.** Steep streets, stairs, shared driveways and limited parking are common — confirm legal access and parking rights.
- ✓ **Ask about slope and drainage.** Hillside lots can carry slope-stability and drainage issues; an engineer's look is cheap compared with a retaining-wall repair.

CLIMATE



39" 16.5"

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). Manitou sits ~400 ft above this station; expect slightly cooler temperatures. NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min	31%
15–29	36%
30–44	21%
45+	12%

Commute time, share of workers

FROM DOWNTOWN MANITOU

Downtown ~15 min
Colorado Springs

COS airport ~25 min

Woodland Park ~25 min

Denver ~1.5 hr

MOVING-IN CHECKLIST

Electric & gas	Colorado Springs Utilities
Water	City of Manitou Springs
Trash	Private haulers by subscription — confirm which serve the address
Vehicle registration	El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Walkable historic downtown
- ✓ Trailheads and Pikes Peak access at the doorstep
- ✓ Distinct character homes not found elsewhere in the region

TRADE-OFFS TO WEIGH

- Highest combined sales tax in this guide
- Flood and wildfire due diligence
- Tourist traffic and tight parking in summer

THINGS TO DO

- Manitou Incline & Barr Trail
- Broadmoor Manitou & Pikes Peak Cog Railway
- Cave of the Winds Mountain Park
- Manitou Cliff Dwellings
- Mineral springs walking tour downtown



● 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.