

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Monument

Monument and the surrounding Tri-Lakes area sit on the Palmer Divide, higher, greener and snowier than central Colorado Springs. This snapshot compares the town with Woodmoor and the wider 80132 ZIP code.

Photo: 2nd Street and Mount Herman, Monument · Jeffrey Beall / CC BY 4.0

\$636,700

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+103%

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

\$1,929

MEDIAN GROSS RENT
ACS 2020–24

\$128,816

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

76%

OWNER-OCCUPIED
Share of occupied homes

2006

MEDIAN YEAR BUILT
Half of homes are older

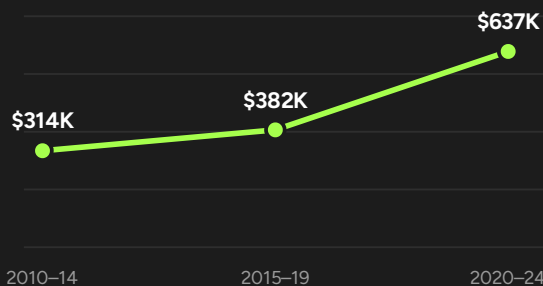
4,407

HOUSING UNITS
ACS 2020–24

29 min

AVERAGE COMMUTE
25% work from home

MEDIAN HOME VALUE OVER TIME



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

TRI-LAKES LIVING IN NUMBERS.

- ✓ 94% of homes were built in 1970 or later; 2% predate 1940.
- ✓ 76% of homes are single-family detached; 12% are in buildings with 5+ units.
- ✓ 79% of homes heat with utility natural gas; 19% 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
Monument (town)	\$636,700	\$128,816	\$1,929	76%	2006
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

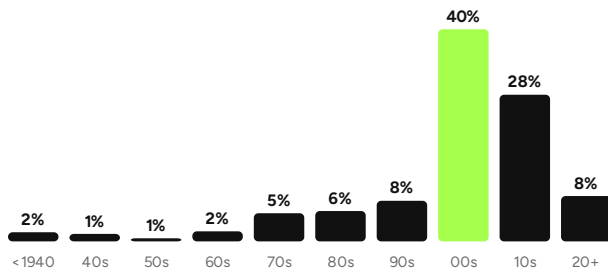
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

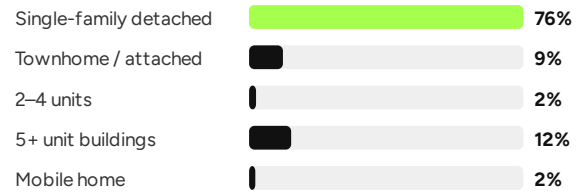
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT

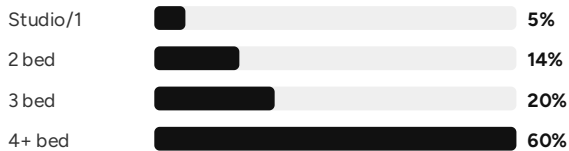


Share of all housing units by decade built. Peak decade highlighted.

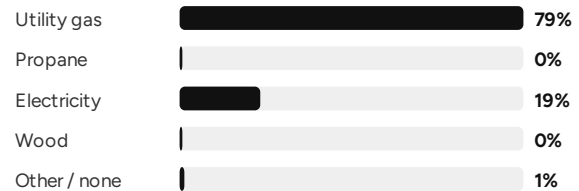
TYPES OF HOMES



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

3.0%

VACANT HOUSING UNITS
Includes homes for sale or rent

1.7%

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

Town, Woodmoor and the wider area.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Monument	Town limits	\$636,700	2006	76%	76%	\$1,929
Woodmoor	Census place (CDP)	\$771,900	1993	94%	93%	\$2,276
Tri-Lakes	ZIP 80132 — wider Monument area	\$773,100	2000	88%	88%	\$2,068
Nearby	Palmer Lake (town)	\$485,700	1990	88%	90%	\$1,911

ACS 2020–2024 5-year estimates. † wide margin of error. ZIP 80132 includes the town, Woodmoor, Jackson Creek and surrounding unincorporated areas.

Historic downtown

Walkable core · Lewis-Palmer School District 38

The original town around 2nd and Front streets, with shops, restaurants, Limbach Park and the Santa Fe Trail a few blocks away.

Homes: Older homes and cottages on small lots, plus some infill townhomes.

Watch for: Older systems; parking and event traffic downtown; railroad noise near the tracks.

Jackson Creek & Sanctuary Pointe

Master-planned · Lewis-Palmer School District 38

Newer neighborhoods east of I-25 with parks, trails and quick access to the Baptist Road and Interquest shopping corridors.

Homes: 2000s-and-newer single-family homes, many with three-car garages and finished basements.

Watch for: Triview Metropolitan District levies and fees; HOA covenants.

Woodmoor

Treed lots · Lewis-Palmer School District 38

An established unincorporated community east of I-25 with ponderosa pine, Lake Woodmoor and an active improvement association.

Homes: 1970s–2000s homes on larger, treed lots; some lake and golf-course properties.

Watch for: Woodmoor Improvement Association covenants and architectural review; wildfire mitigation on treed lots.

West of I-25 & Forest Lakes

Forest edge · Lewis-Palmer School District 38

Neighborhoods toward Mount Herman and Pike National Forest, including Forest Lakes and the areas around Monument Lake.

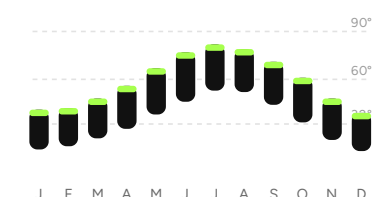
Homes: Custom and semi-custom homes, many on wooded or hillside lots with mountain views.

Watch for: Wildfire exposure and insurability; water provider and well rules vary by subdivision.

KNOW BEFORE YOU BUY

- ✓ **Identify the water provider and its supply.** Several districts serve the area, and most rely heavily on Denver Basin groundwater. Ask each about rates, restrictions and long-term supply plans.
- ✓ **Check the special-district levies.** Triview and other metropolitan districts add their own mill levies. Pull the parcel's total levy from the County Assessor.
- ✓ **Plan for Monument Hill weather.** The Palmer Divide gets more snow and fog than Colorado Springs, and I-25 over the hill can close in storms.
- ✓ **Read the covenants.** Woodmoor and many subdivisions have architectural and land-use rules. Get them before you write the offer.

CLIMATE



111" 22.0"

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Monument (6,975 ft). NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min		24%
15–29		32%
30–44		22%
45+		22%

Commute time, share of workers

FROM DOWNTOWN MONUMENT

North Colorado Springs ~15 min

Downtown Colorado Springs ~25 min

Denver ~1 hr

U.S. Air Force Academy ~10 min

MOVING-IN CHECKLIST

Water Town of Monument, Triview, Woodmoor W&S or Donala W&S, by address

Electric Mountain View Electric or CORE Electric, by address

Natural gas Black Hills Energy

Vehicle registration El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Fastest El Paso County access to the Denver metro
- ✓ Treed, higher-elevation setting near national forest
- ✓ Lewis-Palmer D38 serves the whole area

TRADE-OFFS TO WEIGH

- Monument Hill snow and I-25 closures
- Water supply and rates vary by district
- Higher prices than most of the region

THINGS TO DO

- Mount Herman Trail
- Fox Run Regional Park
- Santa Fe Trail (Palmer Lake to USAFA)
- Monument Lake
- Historic downtown on 2nd Street



● STRATEGY OVER SCRIPT

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

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