

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Peyton

Peyton is ranch and acreage country northeast of Falcon. Because the historic townsite is tiny, figures here use the Peyton School District 23-JT boundary, which reflects the surrounding countryside.

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

\$555,200

MEDIAN HOME VALUE
Owner-estimated, ACS 2020–24

+142%

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

—

MEDIAN GROSS RENT
ACS 2020–24

\$105,516

MEDIAN HOUSEHOLD INCOME
ACS 2020–24

88%

OWNER-OCCUPIED
Share of occupied homes

1995

MEDIAN YEAR BUILT
Half of homes are older

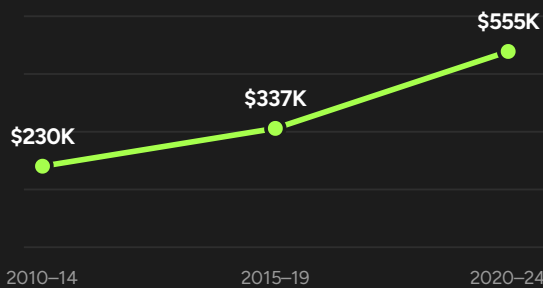
1,654

HOUSING UNITS
ACS 2020–24

37 min

AVERAGE COMMUTE
17% work from home

MEDIAN HOME VALUE OVER TIME



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

RURAL ACREAGE IN NUMBERS.

- ✓ 90% of homes were built in 1970 or later; 2% predate 1940.
- ✓ 84% of homes are single-family detached; 0% are in buildings with 5+ units.
- ✓ 78% of homes heat with propane and 2% 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
Peyton School District 23-JT area	\$555,200	\$105,516	—	88%	1995
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

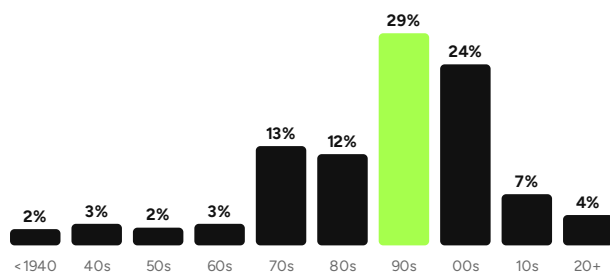
ACS 2020–2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

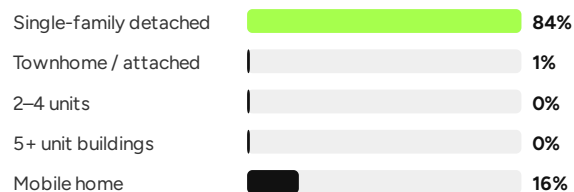
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT



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

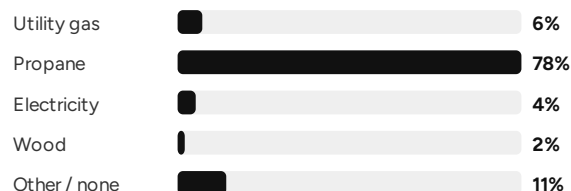
TYPES OF HOMES



BEDROOMS



HOW HOMES ARE HEATED



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

98%

HOUSEHOLDS WITH BROADBAND
Cable, fiber or DSL subscription

7.9%

VACANT HOUSING UNITS
Includes homes for sale or rent

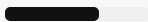
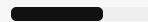
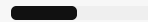
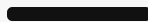
0.0%

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

Peyton and its neighbors.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Peyton	School district 23-JT area	\$555,200 	1995	84%	88%	—
Nearby	Falcon (ZIP 80831)	\$548,800 	2006	94%	92%	\$2,411
	Calhan school district RJ-1 area	\$384,000 	1995	77%	82%	\$995
	Black Forest (CDP)	\$856,200 	1996	96%	96%	—

ACS 2020–2024 5-year estimates. † wide margin of error. School-district boundaries are used where Census places are too small to measure.

Peyton townsite

Historic center · Peyton School District 23-JT

The small historic town along the old Rock Island rail line, with a few businesses and community buildings.

Homes: A small number of older homes on town lots.

Watch for: Older homes; confirm water and septic arrangements.

Rural acreage

Room to spread out · Peyton 23-JT or Falcon D49, by address

Rolling prairie and scattered pine, with parcels commonly 5 to 40 acres or more.

Homes: Custom homes, manufactured homes on land, and horse properties with barns and outbuildings.

Watch for: Well permit and allowed uses; septic capacity; propane tank ownership; gravel roads and plowing.

Northern pine edge

Treed parcels · Peyton 23-JT or Falcon D49, by address

Wooded parcels toward the eastern fringe of Black Forest.

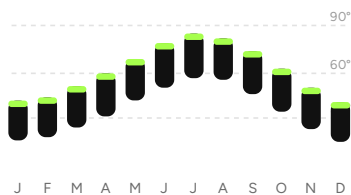
Homes: Acreage homes in a forest setting.

Watch for: Wildfire mitigation and insurance, on top of the usual well and septic checks.

KNOW BEFORE YOU BUY

- ✓ **Confirm the well permit and water rights.** Check the permit type, allowed uses (livestock, irrigation) and well yield with the Division of Water Resources.
- ✓ **Inspect septic and propane systems.** Confirm septic capacity and who owns the propane tank.
- ✓ **Check zoning for your plans.** Animals, outbuildings and home businesses depend on county zoning and any covenants.
- ✓ **Verify internet and road access.** Service varies by parcel, and many roads are gravel. Ask who plows.

CLIMATE



39" 16.5"

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). Peyton sits ~800 ft above this station on open prairie. NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min		16%
15–29		20%
30–44		27%
45+		36%

Commute time, share of workers

FROM PEYTON

Falcon ~10–15 min

Colorado Springs ~30 min
(Powers)

Schriever SFB ~20 min

COS airport ~35 min

MOVING-IN CHECKLIST

Water & sewer	Private well and septic
Electric	Mountain View Electric Association
Heating	Propane on most parcels
Vehicle registration	El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Acreage and horse property within reach of the city
- ✓ Low county sales tax
- ✓ Quiet, dark-sky setting

TRADE-OFFS TO WEIGH

- Longer drives for services
- Wells, septic and propane to manage
- Wind and snow drifting on open land

THINGS TO DO

- Rock Island Regional Trail
- Paint Mines Interpretive Park (~20 min)
- El Paso County Fair & Events Center (Calhan)
- Pineries Open Space



● STRATEGY OVER SCRIPT

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

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