

PIKES PEAK PLAYBOOK · CITY SNAPSHOT

Security-Widefield

Security-Widefield is one of the largest unincorporated communities in Colorado, with established neighborhoods just south of Colorado Springs. This snapshot compares its older core with the newer construction to the east.

Photo: Fountain Creek Regional Park - CaroleHenson / CC BY-SA 4.0

\$387,500

MEDIAN HOME VALUE
Owner-estimated, ACS 2020-24

+132%

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

\$1,793

MEDIAN GROSS RENT
ACS 2020-24

\$91,142

MEDIAN HOUSEHOLD INCOME
ACS 2020-24

87%

OWNER-OCCUPIED
Share of occupied homes

1981

MEDIAN YEAR BUILT
Half of homes are older

13,875

HOUSING UNITS
ACS 2020-24

23 min

AVERAGE COMMUTE
13% work from home

MEDIAN HOME VALUE OVER TIME



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

ESTABLISHED SOUTH-SIDE NEIGHBORHOODS IN NUMBERS.

- ✓ 70% of homes were built in 1970 or later; 1% predate 1940.
- ✓ 94% of homes are single-family detached; 2% are in buildings with 5+ units.
- ✓ 78% 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
Security-Widefield CDP	\$387,500	\$91,142	\$1,793	87%	1981
El Paso County	\$461,000	\$90,363	\$1,696	66%	1989

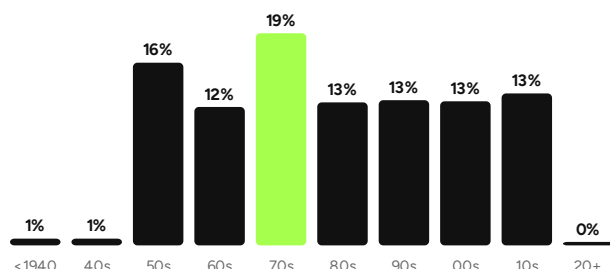
ACS 2020-2024 5-year estimates.

THE HOUSING STOCK

What's actually here.

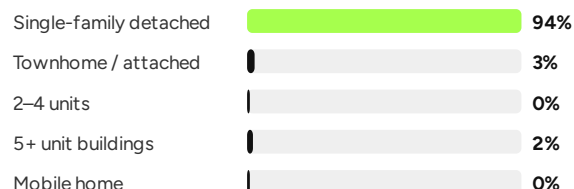
The age, type and setup of homes tell you what your inspection list, insurance and utility bills will look like before you tour a single house.

WHEN HOMES WERE BUILT



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

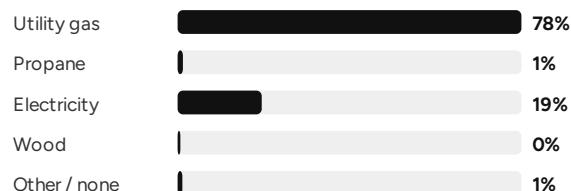
TYPES OF HOMES



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

3.5%

VACANT HOUSING UNITS
Includes homes for sale or rent

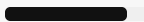
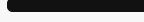
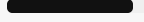
0.0%

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

Older core, newer east side.

	CENSUS AREA	MEDIAN HOME VALUE	MEDIAN YR BUILT	SINGLE-FAMILY DETACHED	OWNER-OCCUPIED	MEDIAN RENT
Security-Widefield	Census place (CDP)	\$387,500 	1981	94%	87%	\$1,793
	ZIP 80911 — older core	\$376,600 	1978	94%	86%	\$1,755
	ZIP 80925 — east & Lorson Ranch	\$459,000 	2012	96%	85%	\$2,313
Nearby	City of Fountain	\$398,000 	2000	79%	73%	\$1,745

ACS 2020–2024 5-year estimates. † wide margin of error. ZIP boundaries approximate the area's sections and extend beyond the Census place.

Security

North section · Widefield School District 3 (most addresses)

The older, northern part of the community along US 85 and Academy Boulevard, closest to Colorado Springs and Fort Carson.

Homes: 1950s–70s ranches and split-levels on established lots with mature trees.

Watch for: Original plumbing, electrical and sewer lines; confirm Security Water & Sanitation District service and review its water-quality report.

Widefield

South section · Widefield School District 3

Neighborhoods south of Security with parks, schools and quick I-25 access, bordering Fountain Creek Regional Park.

Homes: 1960s–80s single-family homes, with some townhome and duplex pockets.

Watch for: Widefield Water & Sanitation District service; flood map on lower parcels near the creek.

Lorson Ranch & east side

Newer construction · Widefield School District 3

Master-planned growth east of Marksheffel Road, with new parks and trails and room to keep building.

Homes: 2010s-and-newer single-family homes, many with the newest energy codes and builder warranties.

Watch for: Metropolitan district mill levies and fees; open-prairie wind and hail exposure.

Along Fountain Creek

Park edge · Widefield School District 3

Homes near Fountain Creek Regional Park, the nature center and the regional trail.

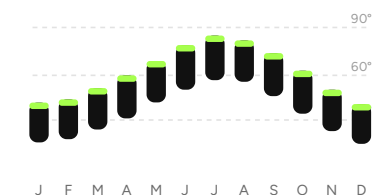
Homes: Mixed ages, mostly single-family.

Watch for: Check FEMA flood zones and insurance cost on lower-lying parcels.

KNOW BEFORE YOU BUY

- ✓ **Confirm the water district and read its latest report.** Groundwater in the Widefield aquifer was found to contain PFAS in 2016. Districts have since changed sources and added treatment — ask for the current Consumer Confidence Report.
- ✓ **Know the flight paths.** Parts of the area sit under approach and departure paths for COS and Peterson SFB. Visit at different times of day.
- ✓ **Inspect mid-century systems.** Sewer-line scopes, electrical panels and original plumbing deserve extra attention in 50- to 70-year-old homes.
- ✓ **Check metro district levies on newer homes.** Lorson Ranch and other newer subdivisions add metropolitan district mill levies and fees to the tax bill.

CLIMATE



39" 16.5"

SNOW / YR PRECIP / YR

Avg. monthly high/low °F. Reference station: Colorado Springs (6,035 ft). NOAA 1991–2020 normals via usclimatedata.com.

GETTING AROUND

<15 min	20%
15–29	52%
30–44	21%
45+	7%

Commute time, share of workers

FROM CENTRAL SECURITY-WIDEFIELD

Downtown Colorado Springs	~15 min
Fort Carson (Gate 1)	~10 min
COS airport	~10–15 min
Pueblo	~35 min

MOVING-IN CHECKLIST

Water & sewer	Security W&S District or Widefield W&S District, by address
Electric	City of Fountain (portions) or Mountain View Electric
Natural gas	Colorado Springs Utilities (Security) · Black Hills Energy (Widefield)
Vehicle registration	El Paso County Clerk & Recorder

WHERE IT SHINES

- ✓ Lower county sales tax than nearby cities
- ✓ Short commutes to Fort Carson, Peterson SFB and COS
- ✓ Established neighborhoods with mature trees

TRADE-OFFS TO WEIGH

- Aircraft noise in parts of the area
- Older housing stock needs careful inspection
- Water and utility providers vary by address

THINGS TO DO

- Fountain Creek Regional Park & Nature Center
- Fountain Creek Regional Trail
- Cheyenne Mountain State Park (~20 min)
- Cheyenne Mountain Zoo (~20 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.