

PIKES PEAK PLAYBOOK · COST OF LIVING

Cost of Living Comparison

Moving from Denver, Dallas, Phoenix, Southern California or Chicago? This guide compares overall prices, housing, rent and property taxes in the Colorado Springs metro with the places most of our newcomers come from.

Overall price levels use the Bureau of Economic Analysis regional price parities (U.S. average = 100). Housing and tax figures come from the Census Bureau's American Community Survey.

RUN YOUR OWN NUMBERS

Regional averages are a starting point. The Pikes Peak Playbook Cost of Living Calculator compares the full monthly cost of a specific home in two local areas — mortgage, taxes, insurance, utilities and commute.

97.4

COLORADO SPRINGS PRICE LEVEL

U.S. = 100 · BEA 2023

\$461,800

METRO MEDIAN HOME VALUE

ACS 2020-24

\$1,863

MEDIAN PROPERTY TAX / YR

ACS 2020-24

79.6

UTILITIES PRICE LEVEL

U.S. = 100 · BEA 2023

OVERALL PRICE LEVEL (U.S. AVERAGE = 100) · BEA 2023



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 SIDE BY SIDE

Prices, housing and taxes.

Housing price level is the BEA index for rents. Home value, rent and property taxes paid are Census medians.

METRO	OVERALL PRICES	HOUSING PRICES	MEDIAN HOME VALUE	MEDIAN RENT	MEDIAN PROPERTY TAX / YR	STATE INCOME TAX
San Francisco Bay	118.2	200.2	\$1,140,700	\$2,474	\$8,522	1%–13.3%
Los Angeles	115.5	173.0	\$871,300	\$2,063	\$5,854	1%–13.3%
Seattle	113.0	151.5	\$717,500	\$2,000	\$6,092	None on wages
San Diego	111.5	185.8	\$854,700	\$2,246	\$5,774	1%–13.3%
Washington, DC	108.6	151.3	\$579,900	\$2,027	\$5,251	Varies (DC/MD/VA)
Inland Empire (Riverside)	107.9	132.0	\$536,300	\$1,846	\$3,945	1%–13.3%
Denver	105.5	146.1	\$603,800	\$1,874	\$3,086	Flat 4.40%
Phoenix	105.5	124.3	\$440,900	\$1,702	\$1,947	Flat 2.5%
Dallas–Fort Worth	103.3	117.8	\$359,500	\$1,614	\$5,737	None
Chicago	102.6	110.7	\$323,000	\$1,430	\$6,401	Flat 4.95%
Houston	100.2	106.5	\$298,000	\$1,430	\$4,810	None
Austin	97.6	126.4	\$465,000	\$1,726	\$7,140	None
Colorado Springs	97.4	123.2	\$461,800	\$1,699	\$1,863	Flat 4.40%
Virginia Beach–Norfolk	97.4	97.5	\$340,900	\$1,478	\$2,773	Up to 5.75%
San Antonio	93.7	94.2	\$278,800	\$1,363	\$4,432	None

Sources: Price levels: U.S. Bureau of Economic Analysis, Regional Price Parities by Metropolitan Area, 2023 (released Dec. 2024). Home value, rent, property taxes: U.S. Census Bureau ACS 2020–2024 5-year (metro areas). State income tax: statutory rates for 2025–26; local income taxes not shown.

 WHAT YOUR PAYCHECK BUYS

The same lifestyle, translated.

Based on overall price levels, here's roughly what salary in Colorado Springs buys the same as \$100,000 elsewhere.

IF YOU EARN \$100,000 IN...	SIMILAR BUYING POWER IN COLORADO SPRINGS	COLORADO SPRINGS IS...
San Francisco Bay	\$82,403	cheaper
Los Angeles	\$84,329	cheaper
Seattle	\$86,195	cheaper
San Diego	\$87,354	cheaper
Washington, DC	\$89,687	cheaper
Inland Empire (Riverside)	\$90,269	cheaper
Denver	\$92,322	cheaper
Phoenix	\$92,322	cheaper
Dallas-Fort Worth	\$94,288	cheaper
Chicago	\$94,932	cheaper
Houston	\$97,206	cheaper
Austin	\$99,795	cheaper
Virginia Beach-Norfolk	\$100,000	more expensive
San Antonio	\$103,949	more expensive

WHERE COLORADO SPRINGS SAVES YOU MONEY

- Housing compared with Denver, Southern California, Seattle and the DC area
- Utilities are below the national average (BEA utilities index 79.6)
- Property taxes paid are among the lowest of these metros

WHERE IT CAN SURPRISE YOU COLORADO

- Homeowners insurance runs high along the Front Range because of hail and wildfire
- Vehicle registration includes an annual specific ownership tax — see Colorado Taxes for Newcomers
- Mountain homes add propane, well, septic and snow-removal costs
- Colorado has a state income tax, unlike Texas or Washington

Sources: Buying-power estimate = \$100,000 × (Colorado Springs RPP ÷ origin RPP). Averages hide wide differences between neighborhoods and households.


 STRATEGY OVER SCRIPT

Relocating? Tell me where you're coming from and I'll show you what your budget buys here.

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