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PIKES PEAK PLAYBOOK · AREA ANALYSIS

Neighborhood Breakdown

Fifteen communities around Pikes Peak — what they cost, how they live, and what to check before you buy.

 HOW TO USE THIS GUIDE

Strategy starts with location.

The Pikes Peak region isn't one market. A home at 5,500 feet in Fountain and a cabin at 9,000 feet near Divide are different purchases — different utilities, different insurance, different winters.

Each profile in this guide follows the same structure so you can compare apples to apples: the numbers, the lay of the land, the main neighborhood pockets, utilities and services, drive times, and a short list of what to verify before you write an offer.

READING THE NUMBERS

Median home value is the Census Bureau's owner-estimated value (ACS 2020–24, 5-year) — the most consistent figure available for every community, large or small. It is not a current list or sale price. For today's pricing, ask for a live market report.

Where a town or Census place is too small to measure, figures use the ZIP code or school district that best matches the area, labeled on each page. A † marks small-area estimates with a wide margin of error.

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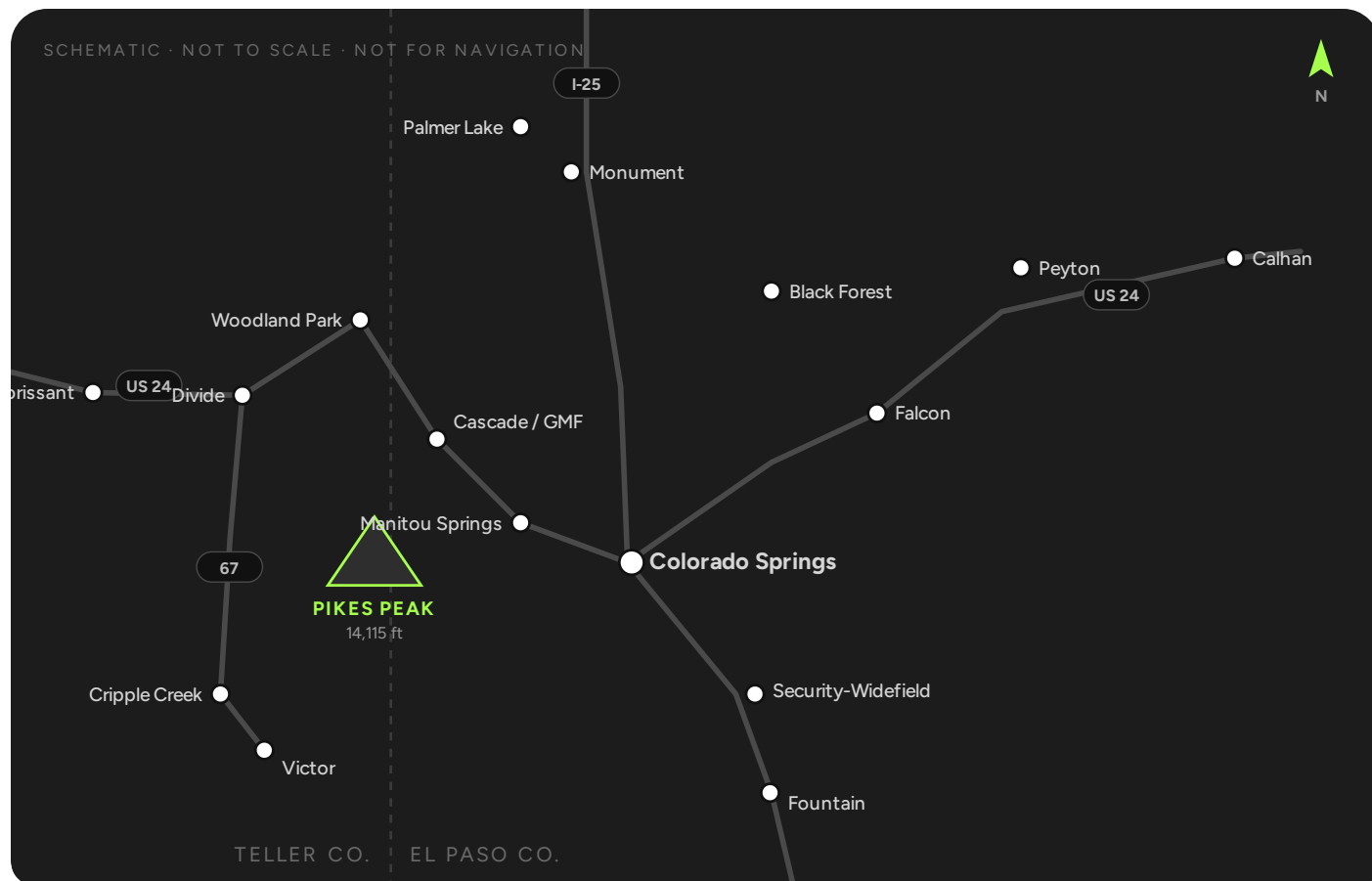


From Clay

I built this guide the way I work with clients: cut the noise, focus on what actually drives value, and make the trade-offs visible. If an area catches your eye, call me — I'll show you what's selling there right now and what to watch for.

THE REGION AT A GLANCE

Plains to peaks in 30 minutes.



REGIONAL MARKET · AUG 2026

3,218

Active listings
(+7% YoY)

812

Homes sold
(-5% YoY)

\$560,915

Average sale price

46 days

Avg. on market
(40 in 2025)

Pikes Peak REALTOR® Services Corp. data as reported by KOAA, Sept. 2026.

PROPERTY TAX · 2026

Colorado taxes homes on a fraction of value. For tax year 2026, residential property is assessed at **7.05%** for school levies and **6.8%** for other local levies, after a 10% value reduction (up to \$70,000) on the local side.

Your bill = assessed value × the combined mill levy of every district covering the parcel. Mill levies vary by location — always check the specific parcel.

WHAT CHANGES WITH ELEVATION

- Snowfall, plowing and driveway grade
- Wells, septic and propane vs. city utilities
- Wildfire mitigation and insurance terms
- Drive time to jobs and the airport

● EL PASO COUNTY · THE HUB

Colorado Springs

Photo: Garden of the Gods and Pikes Peak · CaroleHenson / CC BY-SA 4.0

487,887

POPULATION
ACS 2020–24 · City limits

\$84,818

MEDIAN HOUSEHOLD
INCOME
ACS 2020–24

\$452,600

MEDIAN HOME VALUE
ACS 2020–24, owner-
estimated

60.9%

OWNER-OCCUPIED
ACS 2020–24

8.2%

COMBINED SALES
TAX
2026 base rate

1986

MEDIAN YEAR BUILT
ACS 2020–24

Colorado's second-largest city sits at the base of Pikes Peak about 70 miles south of Denver on I-25. It is the region's job, healthcare, shopping and airport hub, and the reference point every other community in this guide is measured against.

The economy is anchored by national defense and aerospace — Fort Carson, Peterson and Schriever Space Force Bases, Cheyenne Mountain Space Force Station and the U.S. Air Force Academy — alongside healthcare, technology, higher education and tourism. The city is also home to the U.S. Olympic & Paralympic Committee and its training center.

Housing spans more than 150 years: Victorian and early-1900s homes downtown and on the Westside, mid-century ranches in the central city, and master-planned communities still building out on the north and east edges.

**Want live numbers for this
area?**

719-244-5264

Ask Clay for a free market snapshot —
current pricing and days on market.

NEIGHBORHOOD POCKETS

Downtown & Old North End

Historic homes on tree-lined streets, walkable to downtown dining, Colorado College and Acacia Park.

Old Colorado City & Westside

The city's original 1859 townsite. Bungalows and Victorians minutes from Garden of the Gods and US 24 to the mountains.

Broadmoor & Southwest

Established foothill neighborhoods with larger lots and higher price points, near The Broadmoor and Cheyenne Cañon.

Briargate, Northgate & Flying Horse

North-side planned communities near the Air Force Academy and I-25 — the fastest route to Monument and Denver.

Powers Corridor & Banning Lewis Ranch

East-side newer construction with retail along Powers Blvd and quick access to Peterson SFB and the airport.

Southeast & South-Central

Many of the city's most accessible price points, close to Fort Carson, the airport and I-25.

Colorado Springs

KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Check the tax area, not just the price.** Newer communities often sit inside metropolitan districts that add their own mill levy. Two similar homes a mile apart can carry very different tax bills — pull the parcel's total levy from the El Paso County Assessor.
- ✓ **Hail is a roof conversation.** Ask for roof age and material, and get an insurance quote early. Percentage-based wind/hail deductibles are common.
- ✓ **Foothill lots carry wildfire exposure.** The 2012 Waldo Canyon Fire destroyed 346 homes on the northwest side. Mitigation history and insurability belong in your due diligence.
- ✓ **Soils matter on the Front Range.** Expansive soils are common; ask about foundation repairs, drainage and any engineering reports.

PLAYBOOK PRO TIP

If you're relocating and don't know the city yet, start by picking the *direction* that fits your commute — north, east, west or south. Each side of town has a distinctly different housing stock and price band.

UTILITIES & SERVICES

Utilities	Colorado Springs Utilities — a city-owned, four-service utility (electric, natural gas, water, wastewater) inside city limits
School districts	Several districts serve the city, including D11, Academy D20, Harrison D2, Cheyenne Mountain D12 and Falcon D49. Boundaries follow the address, not the ZIP code.
Healthcare	Region's largest concentration of hospitals and specialists (UCHealth, CommonSpirit Penrose-St. Francis, Children's Hospital Colorado)
Airport	Colorado Springs Airport (COS) inside the city

GETTING AROUND

Denver	~70 mi via I-25 · 1–1.5 hr
Denver Int'l Airport (DEN)	~90 mi · about 1.5 hr
Woodland Park	~20 mi via US 24 · ~30 min
Pueblo	~45 mi via I-25 · ~45 min

WHERE IT SHINES

- ✓ Widest choice of homes, styles and price points in the region
- ✓ Short drives to jobs, healthcare, shopping and COS airport
- ✓ Trailheads and open space inside city limits

TRADE-OFFS TO WEIGH

- I-25 and Powers Blvd congestion at peak hours
- Hail and wind exposure; summer storms
- Tax bills vary widely by district — verify per parcel

THINGS TO DO

- Garden of the Gods & Red Rock Canyon Open Space
- Pikes Peak Highway and the Broadmoor Manitou & Pikes Peak Cog Railway
- Cheyenne Mountain Zoo & North Cheyenne Cañon Park
- U.S. Olympic & Paralympic Museum
- Palmer Park & the Pikes Peak Greenway trail

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Elevation: City of Colorado Springs. Waldo Canyon: City of Colorado Springs. Drive times approximate, light traffic.

EL PASO COUNTY · FOOTHILLS TOWN

Manitou Springs

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

4,735

POPULATION
ACS 2020–24 · City limits

\$85,000

MEDIAN HOUSEHOLD
INCOME
ACS 2020–24

\$561,200

MEDIAN HOME VALUE
ACS 2020–24, owner-
estimated

61.6%

OWNER-OCCUPIED
ACS 2020–24

9.03%

COMBINED SALES
TAX
2026 base rate

1954

MEDIAN YEAR BUILT
ACS 2020–24

Tucked into the mouth of Ute Pass at the foot of Pikes Peak, Manitou Springs is a small, walkable foothills town with a National Register historic district, natural mineral springs and the trailheads for some of the region's best-known climbs.

The town grew up as a 19th-century health resort, and much of the housing stock still dates from that era — Victorian cottages, stone homes and hillside cabins on narrow, steep streets. Newer construction is limited by terrain and by the historic district's design review.

Manitou Avenue is lined with shops, restaurants and galleries, and tourism is a real part of daily life: summer weekends bring visitors to the Incline, the Cog Railway and Cave of the Winds. Downtown Colorado Springs is about 15 minutes east on US 24.

NEIGHBORHOOD POCKETS

Downtown & Manitou Avenue

Historic homes within walking distance of the springs, shops and restaurants; parking and lot sizes are tight.

Ruxton Avenue corridor

Older homes along the creek toward the Cog Railway and Incline — scenic, with heavy seasonal visitor traffic.

Hillside streets

Homes on the slopes above downtown with views; expect steep drives, stairs and shared or narrow access.

East end near US 24

Easier highway access and some of the town's flatter lots, closer to Old Colorado City and Garden of the Gods.

**Want live numbers for this
area?**

719-244-5264

Ask Clay for a free market snapshot —
current pricing and days on market.

Manitou Springs

KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **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.

PLAYBOOK PRO TIP

Visit on a summer Saturday and again on a weekday evening. The same street can feel very different once visitors leave — and parking is the detail buyers most often underestimate.

UTILITIES & SERVICES

Electric & gas	Colorado Springs Utilities
Water	City of Manitou Springs
Schools	Manitou Springs School District 14
Healthcare	Colorado Springs hospitals ~15–20 min

GETTING AROUND

Downtown Colorado Springs	~6 mi · ~15 min
COS airport	~25 min
Woodland Park	~15 mi via US 24 · ~25 min
Denver	~1.5 hr

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

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Sales tax: Avalara 2026 and El Paso County. Elevation: published figure. Drive times approximate.

EL PASO COUNTY · SOUTH SIDE

Security-Widefield

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

37,345

POPULATION
ACS 2020-24 ·
Unincorporated CDP

\$91,142

MEDIAN HOUSEHOLD
INCOME
ACS 2020-24

\$387,500

MEDIAN HOME VALUE
ACS 2020-24, owner-
estimated

87.2%

OWNER-OCCUPIED
ACS 2020-24

5.13%

COMBINED SALES
TAX
2026 base rate

1981

MEDIAN YEAR BUILT
ACS 2020-24

Just south of Colorado Springs along I-25 and US 85, Security-Widefield is a large unincorporated community of established neighborhoods — close to Fort Carson, Peterson SFB and the airport, with county taxes instead of city taxes.

Security developed first, in the 1950s and '60s, followed by Widefield; much of the housing is mid-century ranches and split-levels on mature streets. Newer master-planned construction has added inventory on the east side, including Lorson Ranch.

Because the area is unincorporated, El Paso County provides land-use and road services, and water comes from special districts rather than a city utility. Fountain Creek Regional Park and its nature center run along the area's western edge.

**Want live numbers for this
area?**

719-244-5264

Ask Clay for a free market snapshot —
current pricing and days on market.

NEIGHBORHOOD POCKETS

Security

The older, northern section — 1950s–70s homes on established lots, close to Fort Carson and Colorado Springs.

Widefield

The southern section, with 1960s–80s neighborhoods, parks and quick I-25 access.

Lorson Ranch & east side

Newer master-planned construction east of Marksheffel Road, inside metropolitan districts.

Along Fountain Creek

Homes near the regional park and trail; check the flood map on lower-lying parcels.

Security-Widefield

KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **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.

PLAYBOOK PRO TIP

On older homes, budget for a sewer scope and an electrical review alongside the standard inspection. They're inexpensive and often change the negotiation.

UTILITIES & SERVICES

Water & sewer	Security Water & Sanitation District or Widefield Water & Sanitation District, by address
Electric	City of Fountain (portions) or Mountain View Electric Association
Natural gas	Colorado Springs Utilities (Security) · Black Hills Energy (Widefield)
Schools	Widefield School District 3 serves most addresses
Healthcare	Colorado Springs hospitals ~15–20 min

GETTING AROUND

Downtown Colorado Springs	~10 mi · ~15 min
Fort Carson (Gate 1)	~10 min
COS airport	~10–15 min
Pueblo	~35 min via I-25

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)

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: City of Fountain utility directory; Widefield Water & Sanitation District. PFAS: Widefield aquifer testing, 2016. Sales tax: El Paso County 2026. Elevation approximate. Drive times approximate.

EL PASO COUNTY · SOUTH I-25

Fountain

Photo: Fountain Creek Nature Center, Fountain · Mike Sinko from Colorado Springs, United States / CC BY-SA 2.0

29,300

POPULATION
ACS 2020–24 · City limits

\$86,242

MEDIAN HOUSEHOLD
INCOME
ACS 2020–24

\$398,000

MEDIAN HOME VALUE
ACS 2020–24, owner-
estimated

72.8%

OWNER-OCCUPIED
ACS 2020–24

7.53%

COMBINED SALES
TAX
2026 base rate

2000

MEDIAN YEAR BUILT
ACS 2020–24

Fountain is a growing city at the south end of the metro, along I-25 between Colorado Springs and Pueblo. It sits right next to Fort Carson and runs its own electric and water utilities.

The housing mix leans newer than most of the region: much of Fountain was built in the last 25 years, with established neighborhoods near the original town center and newer subdivisions spreading east toward Mesa Ridge Parkway.

At about 5,500 feet, Fountain is one of the lower and milder spots in this guide. Fountain Creek Regional Park, Clear Spring Ranch and the regional trail give the city a green corridor along the creek.

NEIGHBORHOOD POCKETS

Central Fountain

The original town area near Santa Fe Avenue, with older homes and city services close by.

Mesa Ridge & east side

Newer subdivisions with quick access to Mesa Ridge Parkway, I-25 and Fort Carson's south gates.

South & rural edges

Larger lots toward Pueblo County; some parcels on wells and septic outside city service areas.

Widefield-served areas

Parts of Fountain receive water and sewer from Widefield Water & Sanitation District.

**Want live numbers for this
area?**

719-244-5264

Ask Clay for a free market snapshot —
current pricing and days on market.

Fountain

KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Compare utility costs, not just the mortgage.** Fountain sets its own electric and water rates. Ask the seller for 12 months of utility bills.
- ✓ **Check metro districts on newer homes.** Many newer subdivisions add metropolitan district levies and fees. Pull the parcel's full levy from the County Assessor.
- ✓ **Read the water report.** Fountain draws partly on the Widefield aquifer, where PFAS was found in 2016. Ask for the current Consumer Confidence Report.
- ✓ **Expect Fort Carson activity.** Training and range noise can carry. Visit at different times before you commit.

PLAYBOOK PRO TIP

If you commute to Fort Carson, Fountain can cut your drive to a few minutes. Map the gate you'll actually use before choosing a side of town.

UTILITIES & SERVICES

Electric & water	City of Fountain Utilities (inside city limits)
Natural gas	Black Hills Energy
Wastewater	Fountain Sanitation District or Widefield W&S, by address
Schools	Fountain-Fort Carson School District 8; some addresses in Widefield D3
Healthcare	Colorado Springs hospitals ~20 min

GETTING AROUND

Downtown Colorado Springs	~15 mi · ~20 min
Fort Carson	~10 min
COS airport	~15 min
Pueblo	~30 min via I-25

WHERE IT SHINES

- ✓ Newer housing stock at accessible price points
- ✓ Short drive to Fort Carson and I-25
- ✓ Milder, lower-elevation weather

TRADE-OFFS TO WEIGH

- Farther from north-side jobs and Denver
- Utility rates set locally — compare bills
- Military training noise in some areas

THINGS TO DO

- Fountain Creek Nature Center
- Clear Spring Ranch & Fountain Creek Regional Trail
- Metcalfe Park
- Lake Pueblo State Park (~35 min)

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: City of Fountain utility directory. Sales tax: Avalara 2026; El Paso County. Elevation: published figure. Drive times approximate.

● TRI-LAKES · NORTH EL PASO COUNTY

Monument

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

	POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE	OWNER-OCCUPIED	SALES TAX (2026)	MEDIAN YEAR BUILT
Monument (town) Town limits	11,735	\$128,816	\$636,700	76.1%	7.63%	2006
Woodmoor CDP Unincorporated, east of I-25	8,934	\$171,875	\$771,900	93.2%	5.13%	1993

Census figures: ACS 2020–24 5-year. Home value is owner-estimated.

Monument anchors the Tri-Lakes area on the north end of El Paso County, where I-25 climbs Monument Hill toward Denver. It pairs a small historic downtown with newer subdivisions and the wooded Woodmoor community.

The area sits on the Palmer Divide, higher and greener than central Colorado Springs, with Mount Herman and the Rampart Range to the west. Ponderosa pine covers much of the land west and north of town.

Housing ranges from historic homes near 2nd Street to master-planned neighborhoods such as Jackson Creek and Sanctuary Pointe, and established homes on larger, treed lots in Woodmoor. Commuters split between Colorado Springs and the south Denver metro.

Want live numbers for this area?

719-244-5264

Ask Clay for a free market snapshot — current pricing and days on market.

NEIGHBORHOOD POCKETS

Historic downtown

Older homes near 2nd Street shops and restaurants, a few blocks from the Santa Fe Trail.

Jackson Creek & Sanctuary Pointe

Newer master-planned neighborhoods east of I-25, served by Triview Metropolitan District.

Woodmoor

Established unincorporated community with treed lots, a covenant association and its own water district.

West of I-25 & Forest Lakes

Forested lots near Mount Herman and Pike National Forest; check wildfire mitigation and access.

Monument

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **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.

PLAYBOOK PRO TIP

If you'll commute north, drive I-25 over Monument Hill at your real commute time before you buy. It's the single biggest variable in Tri-Lakes daily life.

UTILITIES & SERVICES

Water	Town of Monument, Triview Metro District, Woodmoor W&S or Donala W&S, by address
Electric	Mountain View Electric Association or CORE Electric Cooperative, by address
Natural gas	Black Hills Energy
Schools	Lewis-Palmer School District 38
Healthcare	North Colorado Springs hospitals ~15–20 min

GETTING AROUND

North Colorado Springs	~15 min
Downtown Colorado Springs	~25 min
Denver	~55 mi · ~1 hr
U.S. Air Force Academy	~10 min

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

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: Woodmoor Water & Sanitation District; Triview Metropolitan District. Sales tax: El Paso County 2026 (7.63% base; 8.63% inside the Baptist Road RTA). Elevation: published figure. Drive times approximate.

● TRI-LAKES · SMALL TOWN ON THE DIVIDE

Palmer Lake

Photo: Palmer Lake · Jeffrey Beall / CC BY 4.0

2,623

POPULATION
ACS 2020–24 · Town limits

\$125,357

MEDIAN HOUSEHOLD
INCOME
ACS 2020–24

\$485,700

MEDIAN HOME VALUE
ACS 2020–24, owner-
estimated

90.1%

OWNER-OCCUPIED
ACS 2020–24

7.13%

COMBINED SALES
TAX
2026 base rate

1990

MEDIAN YEAR BUILT
ACS 2020–24

Palmer Lake is a small town against the foothills on the Palmer Divide, just northwest of Monument. Its namesake lake, reservoir trails and the lighted star on Sundance Mountain give it a distinct small-town identity.

The town began as a railroad stop, and the main north–south rail line still runs through it. Homes range from older cottages near the lake to newer custom builds on forested hillsides that back to Pike National Forest.

Daily errands typically mean a short drive into Monument, and Colorado Springs or the south Denver metro for larger needs. In exchange, trailheads into the Rampart Range start inside town.

**Want live numbers for this
area?**

Ask Clay for a free market snapshot —
current pricing and days on market.

719-244-5264

NEIGHBORHOOD POCKETS

Village core

Older homes near the lake, the town hall and the small business district.

Hillside & canyon streets

Forested lots on steeper ground with views; verify road maintenance and winter access.

Edges toward Monument

Easier highway access and some newer construction between Palmer Lake and Monument.

Palmer Lake

[KNOW BEFORE YOU BUY](#)

DUE-DILIGENCE CHECKLIST

- ✓ **Treat wildfire as a core inspection item.** Most of town sits in the wildland-urban interface. Ask about defensible space and get an insurance quote early.
- ✓ **Confirm the water source.** Town water and private wells have different reliability, costs and permit limits.
- ✓ **Listen for the railroad.** A busy freight line runs through town. Visit at night if you're near the tracks.
- ✓ **Check road grade and plowing.** Hillside streets can be steep and shaded; confirm who maintains the road.

PLAYBOOK PRO TIP

Palmer Lake inventory is small and turns over slowly. If it's on your list, set up a saved search early so you see new listings the day they hit.

UTILITIES & SERVICES

Water	Town of Palmer Lake; private wells on some parcels
Electric	CORE Electric Cooperative
Natural gas	Black Hills Energy where available; propane on some parcels
Schools	Lewis-Palmer School District 38
Healthcare	North Colorado Springs hospitals ~25 min

GETTING AROUND

Monument	~5 min
North Colorado Springs	~20 min
Denver	~1 hr
U.S. Air Force Academy	~15 min

WHERE IT SHINES

- ✓ Small-town setting with forest trailheads in town
- ✓ Lewis-Palmer D38 schools
- ✓ Close to Monument services and I-25

TRADE-OFFS TO WEIGH

- Wildfire exposure and insurance diligence
- Railroad noise near the tracks
- Limited shopping in town

THINGS TO DO

- Palmer Lake Reservoirs Trail
- Santa Fe Trail
- The Palmer Lake Star on Sundance Mountain
- Ice Cave Creek & Rampart Range trails

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Sales tax: El Paso County 2026; CO DOR. Elevation: published figure. Drive times approximate.

● EL PASO COUNTY · PONDEROSA ACREAGE

Black Forest

Photo: Ponderosa forest, Black Forest - Bill Marmie / CC BY 2.0

15,738

POPULATION
ACS 2020-24 ·
Unincorporated CDP

\$145,460

MEDIAN HOUSEHOLD
INCOME
ACS 2020-24

\$856,200

MEDIAN HOME VALUE
ACS 2020-24, owner-
estimated

95.8%

OWNER-OCCUPIED
ACS 2020-24

5.13%

COMBINED SALES
TAX
2026 base rate

1996

MEDIAN YEAR BUILT
ACS 2020-24

Black Forest is a large unincorporated area of ponderosa pine and meadow northeast of Colorado Springs. It is defined by acreage — homes on multi-acre parcels with wells, septic systems and a rural feel within 20 minutes of the north side of the city.

The area sits on the Palmer Divide, generally between about 7,000 and 7,700 feet. A county preservation plan has long favored large lots, so most homes sit on parcels of roughly 2.5 to 40 acres.

The 2013 Black Forest Fire destroyed nearly 500 homes in the area's northern and central sections. Rebuilt homes and forest recovery are now part of the landscape, and wildfire mitigation is part of every purchase.

**Want live numbers for this
area?**

719-244-5264

Ask Clay for a free market snapshot —
current pricing and days on market.

NEIGHBORHOOD POCKETS

Timbered core

Heavily forested parcels near the center of the forest — the classic Black Forest setting.

2013 burn area

Rebuilt and newer homes on more open land; mitigation and fire-resistant construction are common.

Southern edge

Parcels closest to Briargate and north Colorado Springs, with the shortest drives to shopping and jobs.

Eastern meadows

More open, grassland parcels toward Falcon and Peyton.

Black Forest

 KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Read the well permit and the aquifer.** Wells draw from Denver Basin aquifers, which are non-renewable. Confirm the permit type, allowed uses and well yield with the Division of Water Resources.
- ✓ **Inspect the septic system.** Get a septic inspection and confirm the system matches the permitted bedroom count.
- ✓ **Make wildfire mitigation part of the offer.** Ask for mitigation records and get an insurance quote before your inspection deadline.
- ✓ **Know who maintains the road.** Many roads are private or association-maintained. Ask about plowing, grading and annual dues.

PLAYBOOK PRO TIP

On acreage, the land is half the purchase. Walk the property lines, check the well and septic, and look at the road in winter — those three items drive most of the long-term cost.

UTILITIES & SERVICES

Water	Private wells (Denver Basin aquifers); a few small water districts
Wastewater	Septic systems
Electric	Mountain View Electric Association or CORE Electric Cooperative, by address
Natural gas	Black Hills Energy where lines exist; propane elsewhere
Schools	Academy D20, Lewis-Palmer D38 or Falcon D49, by address

GETTING AROUND

North Colorado Springs	~15 min
Downtown Colorado Springs	~30 min
COS airport	~30 min
Denver	~1–1.25 hr

WHERE IT SHINES

- ✓ Acreage and privacy close to north Colorado Springs
- ✓ Forest setting with dark skies
- ✓ Room for outbuildings, animals and gardens (check zoning)

TRADE-OFFS TO WEIGH

- Wildfire exposure and insurance cost
- Wells, septic and private roads to manage
- Longer drives for daily errands

THINGS TO DO

- Black Forest Regional Park
- Fox Run Regional Park
- Black Forest Section 16 trail
- Pineries Open Space

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Aquifers: Colorado Division of Water Resources. Elevation approximate (varies across the area). Drive times approximate.

EAST EL PASO COUNTY · GROWTH CORRIDOR

Falcon

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

33,912

POPULATION
ACS 2020-24 · ZIP code
area

\$132,467

MEDIAN HOUSEHOLD
INCOME
ACS 2020-24

\$548,800

MEDIAN HOME VALUE
ACS 2020-24, owner-
estimated

92.2%

OWNER-OCCUPIED
ACS 2020-24

5.13%

COMBINED SALES
TAX
2026 base rate

2006

MEDIAN YEAR BUILT
ACS 2020-24

Falcon is an unincorporated community on US 24 just east of Colorado Springs, and one of the fastest-growing parts of the county. Large master-planned neighborhoods sit alongside open prairie and acreage parcels.

Falcon has no city government; El Paso County handles land use and roads, and metropolitan districts provide water, sewer, parks and recreation centers in the larger subdivisions. Shopping has grown up along US 24 and Woodmen Road.

The setting is high prairie with views back to Pikes Peak, more wind and more open sky than the city. Census figures here use ZIP 80831, which covers Falcon's main subdivisions and parts of Peyton.

**Want live numbers for this
area?**

Ask Clay for a free market snapshot —
current pricing and days on market.

719-244-5264

NEIGHBORHOOD POCKETS

Meridian Ranch

Large master-planned community with a recreation center, golf course and trails; Meridian Service Metropolitan District.

Woodmen Hills

Established master-planned neighborhoods with two recreation centers; Woodmen Hills Metropolitan District.

Paint Brush Hills & Falcon Highlands

Additional planned communities served by their own metro districts.

Rural acreage

Larger parcels on wells and septic surrounding the subdivisions.

Falcon

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Read the metro district disclosures.** Metro district mill levies and monthly fees can be a large share of the cost of ownership. Get both before you compare homes.
- ✓ **Plan for wind and hail.** Open prairie means stronger wind and frequent hail. Check roof age, fencing and siding condition.
- ✓ **Drive the commute at rush hour.** US 24 and Woodmen Road carry heavy peak traffic into the city.
- ✓ **On acreage, verify water.** Confirm the well permit, yield and allowed uses, plus septic condition.

PLAYBOOK PRO TIP

When comparing a Falcon home with one inside Colorado Springs, add the metro district levy and monthly fees to the payment. That's the only fair apples-to-apples comparison.

UTILITIES & SERVICES

Water	Metropolitan districts (Woodmen Hills, Meridian Service, Falcon Highlands and others) or private wells
Electric	Mountain View Electric Association
Natural gas	Colorado Springs Utilities or Black Hills Energy, by subdivision
Schools	Falcon School District 49
Healthcare	St. Francis Hospital (Woodmen Rd) ~15–20 min

GETTING AROUND

Powers Blvd corridor	~15 min
Downtown Colorado Springs	~30 min
Schriever SFB	~20 min
COS airport	~25 min

WHERE IT SHINES

- ✓ Newer homes and amenity-rich subdivisions
- ✓ Lower county sales tax
- ✓ Pikes Peak views and open space

TRADE-OFFS TO WEIGH

- Metro district fees and levies
- Wind and hail exposure
- Peak-hour traffic on US 24 and Woodmen

THINGS TO DO

- Meridian Ranch and Woodmen Hills recreation centers (district residents)
- Rock Island Regional Trail
- Antler Creek Golf Course
- Paint Mines Interpretive Park (~25 min)

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: Woodmen Hills Metropolitan District welcome packets; Meridian Service Metropolitan District. Census geography: ZCTA 80831. Elevation approximate. Drive times approximate.

EAST EL PASO COUNTY · RURAL ACREAGE

Peyton

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

4,144

POPULATION
ACS 2020-24 · School
district boundary

\$105,516

MEDIAN HOUSEHOLD
INCOME
ACS 2020-24

\$555,200

MEDIAN HOME VALUE
ACS 2020-24, owner-
estimated

87.8%

OWNER-OCCUPIED
ACS 2020-24

5.13%

COMBINED SALES
TAX
2026 base rate

1995

MEDIAN YEAR BUILT
ACS 2020-24

Peyton is a historic railroad townsite and the surrounding ranch and acreage country northeast of Falcon. Buyers here are usually looking for land — horse property, room to build, and quiet — within a reasonable drive of Colorado Springs.

The original Peyton townsite is tiny; most homes sit on rural parcels of 5 acres or more across rolling prairie and scattered pine. The Census “Peyton” area is too small to measure, so figures here use the Peyton School District 23-JT boundary.

Many addresses with a Peyton mailing address (ZIP 80831) are actually in Falcon’s subdivisions. When you see “Peyton” on a listing, confirm whether it is a subdivision lot or rural acreage.

NEIGHBORHOOD POCKETS

Peyton townsite

The small historic town center along the old Rock Island rail line.

Rural acreage

Parcels of 5 to 40+ acres with wells, septic and propane; many zoned for horses and outbuildings.

Northern pine edge

Treed parcels toward the eastern fringe of Black Forest.

Want live numbers for this
area?

719-244-5264

Ask Clay for a free market snapshot —
current pricing and days on market.

Peyton

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **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.

PLAYBOOK PRO TIP

On rural land, ask for the well test, septic inspection and a survey before your inspection deadline. Fixing any one of them after closing costs far more.

UTILITIES & SERVICES

Water	Private wells
Wastewater	Septic systems
Electric	Mountain View Electric Association
Heating	Propane on most rural parcels
Schools	Peyton School District 23-JT; some addresses in Falcon D49

GETTING AROUND

Falcon	~10–15 min
Colorado Springs (Powers)	~30 min
Schriever SFB	~20 min
COS airport	~35 min

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

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Census geography: Peyton School District 23-JT (the Peyton CDP has too few residents for reliable estimates). Elevation approximate. Drive times approximate.

EASTERN PLAINS · RANCH COUNTRY

Calhan & Ellicott

Photo: Paint Mines Interpretive Park, near Calhan · Robert M. Russell / CC BY-SA 4.0

	POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE	OWNER-OCCUPIED	SALES TAX (2026)	MEDIAN YEAR BUILT
Calhan RJ-1 area School district boundary	2,399	\$79,063	\$384,000	82.4%	5.13–7.13%	1995
Ellicott D22 area School district boundary	5,570	\$91,928	\$435,300	69.4%	5.13%	1995

Census figures: ACS 2020–24 5-year. Home value is owner-estimated.

Out on the eastern plains, the small town of Calhan and the rural community of Ellicott offer some of the most affordable land in El Paso County. This is ranch country, with wide-open views back to Pikes Peak.

Calhan is an incorporated town on US 24 and home to the El Paso County Fair & Events Center. Ellicott is unincorporated, spread across the prairie southeast of Falcon along Highway 94 and Ellicott Highway.

Most homes sit on acreage with wells, septic and propane. Figures here use the Calhan RJ-1 and Ellicott 22 school district boundaries, which reflect the surrounding countryside better than the small town lines.

Want live numbers for this area?

719-244-5264

Ask Clay for a free market snapshot — current pricing and days on market.

NEIGHBORHOOD POCKETS

Calhan town

Small-town lots with town services and the shortest walk to the school and fairgrounds.

Calhan countryside

Ranch and acreage parcels along US 24 and county roads.

Ellicott

Rural parcels around the school campus and Highway 94; mostly wells and septic.

Calhan & Ellicott

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Check groundwater rules for the parcel.** Much of the eastern county lies in designated groundwater basins with their own rules. Confirm the permit type and allowed uses.
- ✓ **Inspect septic and propane.** Confirm septic size and condition, and whether the propane tank is owned or leased.
- ✓ **Plan for wind and drifting snow.** Look at windbreaks, driveway orientation and how the road is maintained.
- ✓ **Map your services.** Groceries, healthcare and jobs are 30+ minutes away for most parcels.

PLAYBOOK PRO TIP

Plains acreage looks similar parcel to parcel, but water doesn't. Make the well permit and well yield your first conversation, not your last.

UTILITIES & SERVICES

Water	Town of Calhan in town; private wells elsewhere
Electric	Mountain View Electric Association
Heating	Propane on most rural parcels
Schools	Calhan School District RJ-1 · Ellicott School District 22
Healthcare	Colorado Springs hospitals ~35–45 min

GETTING AROUND

Falcon	~20–25 min
Colorado Springs (Powers)	~35–45 min
Schriever SFB	~20–30 min
Limon	~40 min

WHERE IT SHINES

- ✓ Most affordable acreage in the county
- ✓ Low sales tax outside town
- ✓ Room for animals, shops and agriculture

TRADE-OFFS TO WEIGH

- Long drives to jobs and services
- Wind, hail and drifting snow
- Wells and septic to manage

THINGS TO DO

- Paint Mines Interpretive Park
- El Paso County Fair (July)
- Rock Island Regional Trail
- Dark-sky stargazing on the plains

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Census geography: Calhan RJ-1 and Ellicott 22 school districts. Sales tax: 7.13% in the Town of Calhan, 5.13% unincorporated (El Paso County 2026). Elevation: Calhan, published figure. Drive times approximate.

UTE PASS · MOUNTAIN VILLAGES

Cascade · Green Mtn Falls · Chipita Park

Photo: Cascade and Ute Pass from the Pikes Peak Highway · Fredlyfish4 / CC BY-SA 3.0

	POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE	OWNER-OCCUPIED	SALES TAX (2026)	MEDIAN YEAR BUILT
Cascade-Chipita Park CDP Unincorporated CDP	1,412	\$119,531†	\$514,900†	84.9%	5.13%	1970
Green Mountain Falls (town) Town limits	459	\$101,827†	\$449,100	71.1%	8.13%	1947

Census figures: ACS 2020–24 5-year. Home value is owner-estimated.

Strung along US 24 in Ute Pass between Manitou Springs and Woodland Park, these three small mountain communities offer cabins and forest homes about 15 minutes from the west side of Colorado Springs.

Cascade sits at the entrance to the Pikes Peak Highway. Chipita Park and Green Mountain Falls follow Fountain Creek up the pass; Green Mountain Falls is a small incorporated town that straddles the El Paso–Teller county line, with Gazebo Lake at its center.

Many homes began as summer cabins and have been expanded over the years. Lots are often steep, wooded and close to the creek, so access, drainage and fire mitigation matter as much as the house itself.

Want live numbers for this area?

719-244-5264

Ask Clay for a free market snapshot — current pricing and days on market.

NEIGHBORHOOD POCKETS

Cascade

Homes near the Pikes Peak Highway entrance and US 24, closest to Colorado Springs.

Chipita Park

Wooded residential streets above Fountain Creek, home to Ute Pass Elementary.

Green Mountain Falls

Town center around Gazebo Lake, with trailheads into Pike National Forest; part of town is in Teller County.

Cascade, Green Mountain Falls & Chipita Park

 KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Check flood and debris-flow exposure.** Fountain Creek and side drainages can flood, especially below burn scars. Pull the FEMA map and ask about past water events.
- ✓ **Make wildfire mitigation part of the offer.** Steep, forested lots need defensible space; get an insurance quote early.
- ✓ **Confirm which county the parcel is in.** Green Mountain Falls straddles El Paso and Teller counties; taxes, schools and services follow the county line.
- ✓ **Inspect cabin conversions closely.** Look for permits on additions, foundation type and how water and septic were upgraded.

PLAYBOOK PRO TIP

In Ute Pass, the creek, the slope and the road do as much to set value as the house. Look at all three on a rainy day and a snowy morning if you can.

UTILITIES & SERVICES

Water	Town of Green Mountain Falls; small water districts or wells elsewhere — confirm by address
Electric & gas	Providers vary along the pass — confirm by address; propane on some parcels
Schools	Manitou Springs School District 14 (El Paso County side)
Healthcare	Colorado Springs or Woodland Park hospitals ~20 min

GETTING AROUND

West Colorado Springs	~15–20 min
Woodland Park	~10–15 min
Manitou Springs	~10 min
COS airport	~35 min

WHERE IT SHINES

- ✓ Mountain setting 15 minutes from the city
- ✓ Direct access to Pike National Forest
- ✓ Character cabins and small-town feel

TRADE-OFFS TO WEIGH

- Flood and wildfire due diligence
- Steep, shaded roads in winter
- Few services in the villages themselves

THINGS TO DO

- Pikes Peak Highway (from Cascade)
- Gazebo Lake & Green Mountain Falls trails
- Catamount Trail and Ring the Peak segments
- North Pole – Santa's Workshop (Cascade)

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). † Small-area estimate with a wide margin of error; treat as directional. Sales tax: combined 2026 base rate; special districts can add more — verify by address. Schools: Manitou Springs School District 14. Sales tax: El Paso County 2026 (Green Mountain Falls, El Paso County side). Elevation approximate (Cascade ~7,400 ft to Green Mountain Falls ~7,800 ft). Drive times approximate.

TELLER COUNTY · CITY ABOVE THE CLOUDS

Woodland Park

Photo: Rampart Reservoir and Pikes Peak, near Woodland Park · Jeffrey Beall / CC BY 4.0

7,949

POPULATION
ACS 2020–24 · City limits

\$99,238

MEDIAN HOUSEHOLD
INCOME
ACS 2020–24

\$549,200

MEDIAN HOME VALUE
ACS 2020–24, owner-
estimated

76.5%

OWNER-OCCUPIED
ACS 2020–24

8.4%

COMBINED SALES
TAX
2026 base rate

1990

MEDIAN YEAR BUILT
ACS 2020–24

Twenty miles up Ute Pass from Colorado Springs, Woodland Park sits on the north slope of Pikes Peak at roughly 8,465 feet. It is Teller County's largest city and its commercial center — the place mountain-area residents come for groceries, schools, healthcare and services.

Pike National Forest surrounds the city on nearly every side, so the trailheads, reservoirs and dark skies are minutes away. Summers are cool, winters are real, and the mountain view to the south is Pikes Peak itself.

The housing mix runs from in-town homes on city water and sewer to cabins, custom builds and wooded acreage in unincorporated Teller County — where wells, septic systems and propane are common. Knowing which of those you're buying changes the inspection list.

**Want live numbers for this
area?**

Ask Clay for a free market snapshot —
current pricing and days on market.

719-244-5264

NEIGHBORHOOD POCKETS

In-town Woodland Park

City water and sewer, paved streets and a short drive to downtown shops, schools and the hospital.

Paradise Estates

East side off US 24, inside city limits. Single-family homes, townhomes and condos on municipal water and sewer; parts back to Chimney Park open space.

Westwood Lakes & Crystola

Ute Pass communities east of town with their own water district and a different natural-gas provider than the city.

Unincorporated acreage

Larger wooded parcels in Teller County. Expect wells, septic, propane, and roads maintained by the county, an HOA or a road association.

Woodland Park

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Read the well permit, not just the well report.** Colorado well permits can limit use — some household-only permits prohibit outdoor watering. Confirm the permit type with the Colorado Division of Water Resources.
- ✓ **Get an insurance quote before your inspection deadline.** Most of the area sits in the wildland-urban interface; mitigation work and insurability can affect cost and terms.
- ✓ **Know who plows.** Driveway grade, sun exposure and whether the road is county, HOA or road-association maintained shape winter life.
- ✓ **Verify internet at the exact address.** Wired service varies parcel to parcel; satellite is often the fallback in rural areas.

PLAYBOOK PRO TIP

Mountain properties reward a different inspection plan — well, septic, propane, roof snow load, defensible space and road access. Line those up before you write the offer, not after.

UTILITIES & SERVICES

Electric	CORE Electric Cooperative
Natural gas	Black Hills Energy (in town) · Colorado Natural Gas (Westwood Lakes) · propane on many rural parcels
Water	City of Woodland Park Utilities or Teller County Water District; private wells outside service areas
Schools	Woodland Park School District RE-2
Healthcare	UCHealth Pikes Peak Regional Hospital in town; specialists in Colorado Springs

GETTING AROUND

Colorado Springs	~20 mi via US 24 · ~30 min
COS airport	~45 min
Denver	~1.75–2 hr depending on route
Mueller State Park	~20 min via Divide

WHERE IT SHINES

- ✓ Mountain setting with city services
- ✓ Cooler summers and immediate forest access
- ✓ Larger lots and acreage within reach of Colorado Springs

TRADE-OFFS TO WEIGH

- Ute Pass commute; winter driving
- Wildfire exposure and insurance diligence
- Fewer retail and specialist options than the Springs

THINGS TO DO

- Rampart Reservoir & Manitou Lake
- Pike National Forest trails and camping
- Mueller State Park (near Divide)
- Florissant Fossil Beds National Monument
- Dinosaur Resource Center

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: Teller County, Helpful Resources. Paradise Estates details: public MLS listing data. Sales tax: Teller County 2026. Elevation: City of Woodland Park. Drive times approximate.

● TELLER COUNTY · GATEWAY TO MUELLER

Divide

Photo: Mueller State Park, near Divide · mark byzewski / CC BY 2.0

4,599

POPULATION
ACS 2020-24 · ZIP code
area

\$80,500

MEDIAN HOUSEHOLD
INCOME
ACS 2020-24

\$466,800

MEDIAN HOME VALUE
ACS 2020-24, owner-
estimated

84.9%

OWNER-OCCUPIED
ACS 2020-24

5.4%

COMBINED SALES
TAX
2026 base rate

1993

MEDIAN YEAR BUILT
ACS 2020-24

Divide is an unincorporated crossroads where US 24 meets Highway 67, about 7 miles west of Woodland Park at over 9,000 feet. It is the gateway to Mueller State Park and the road south to Cripple Creek.

Most homes sit on wooded or meadow acreage in subdivisions spread out from the highway junction, with Pikes Peak views from many parcels. Services are limited locally; Woodland Park handles most errands.

The Census "Divide" area is too small to measure reliably, so figures here use ZIP 80814, which covers the surrounding subdivisions.

**Want live numbers for this
area?**

719-244-5264

Ask Clay for a free market snapshot —
current pricing and days on market.

NEIGHBORHOOD POCKETS

Highland Lakes

Established subdivision with its own water provider and natural gas service.

Highway 67 corridor

Parcels south toward Mueller State Park, often with forest and Pikes Peak views.

Rural acreage

Larger parcels on wells, septic and propane off county and association roads.

Divide

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Test the well, not just the house.** Mountain wells in fractured granite vary widely in yield. Get a flow test and water quality test.
- ✓ **Plan for 9,000-foot winters.** Snow load, roof condition, heating system and driveway exposure matter more here than almost anywhere in this guide.
- ✓ **Confirm road maintenance.** Many subdivision roads are maintained by road associations. Ask about dues and plowing.
- ✓ **Check internet at the address.** Options vary widely parcel to parcel.

PLAYBOOK PRO TIP

At this elevation, ask for a full year of heating bills. Propane and electric costs vary dramatically with insulation, sun exposure and the heating system.

UTILITIES & SERVICES

Electric	CORE Electric Cooperative
Natural gas	Colorado Natural Gas (Highland Lakes); propane elsewhere
Water	Highland Lakes Water; private wells elsewhere
Schools	Woodland Park School District RE-2 (most addresses)
Healthcare	UCHealth Pikes Peak Regional Hospital (Woodland Park) ~15 min

GETTING AROUND

Woodland Park	~10–15 min
Colorado Springs	~45 min
Cripple Creek	~30 min
Mueller State Park	~10 min

WHERE IT SHINES

- ✓ Big views and acreage at lower prices than Woodland Park
- ✓ Mueller State Park next door
- ✓ Quiet, dark-sky setting

TRADE-OFFS TO WEIGH

- Long, snowy winters at 9,000+ feet
- Wells, septic and propane to manage
- Few services in Divide itself

THINGS TO DO

- Mueller State Park
- Dome Rock State Wildlife Area
- Colorado Wolf & Wildlife Center
- Pike National Forest

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: Teller County, Helpful Resources. Census geography: ZCTA 80814. Sales tax: Teller County 2026 (includes Ute Pass Regional Health Service District). Elevation: published figure. Drive times approximate.

● TELLER & PARK COUNTIES · HIGH VALLEY

Florissant

Photo: Florissant Fossil Beds National Monument · Fredlyfish4 / CC BY-SA 3.0

6,251

POPULATION
ACS 2020-24 · ZIP code
area

\$75,472

MEDIAN HOUSEHOLD
INCOME
ACS 2020-24

\$418,200

MEDIAN HOME VALUE
ACS 2020-24, owner-
estimated

93.1%

OWNER-OCCUPIED
ACS 2020-24

5.4%

COMBINED SALES
TAX
2026 base rate

1991

MEDIAN YEAR BUILT
ACS 2020-24

Florissant sits in a high mountain valley on US 24 west of Divide, best known for Florissant Fossil Beds National Monument. It offers some of the most affordable mountain acreage within an hour of Colorado Springs.

The area is open meadow and forest with long views, spread across subdivisions on both sides of the Teller-Park county line. Town services are minimal, and most errands mean a drive to Woodland Park.

Figures here use ZIP 80816, which covers the surrounding subdivisions in both counties.

**Want live numbers for this
area?**

Ask Clay for a free market snapshot —
current pricing and days on market.

719-244-5264

NEIGHBORHOOD POCKETS

Florissant town

A small core along US 24, served in part by Florissant Water & Sanitation.

Teller County subdivisions

Acreage north and south of US 24 on wells, septic and propane.

Park County side

Parcels west toward Lake George; Park County building rules and services apply.

Florissant

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Confirm the county first.** Teller and Park counties have different taxes, building departments and school districts.
- ✓ **Test the well and inspect the septic.** Get a flow test, water quality test and septic inspection.
- ✓ **Budget for propane.** There is no natural gas service. Confirm tank ownership and ask for a year of fuel bills.
- ✓ **Check road access in winter.** Many roads are gravel and association-maintained.

PLAYBOOK PRO TIP

In Florissant, two similar-looking parcels can sit in different counties. Confirm the county before comparing taxes, permits or schools.

UTILITIES & SERVICES

Electric	CORE Electric Cooperative
Natural gas	None — propane
Water	Florissant Water & Sanitation in town; private wells elsewhere
Schools	Woodland Park RE-2 or Cripple Creek-Victor RE-1 (Teller); Park County RE-2 (Park)
Healthcare	UCHealth Pikes Peak Regional Hospital (Woodland Park) ~25 min

GETTING AROUND

Woodland Park	~25 min
Divide	~15 min
Colorado Springs	~55 min–1 hr
Eleven Mile State Park	~20 min

WHERE IT SHINES

- ✓ Affordable mountain acreage
- ✓ Open meadow views and quiet
- ✓ Low Teller County sales tax

TRADE-OFFS TO WEIGH

- About an hour to Colorado Springs
- Propane, wells and septic
- Limited local services

THINGS TO DO

- Florissant Fossil Beds National Monument
- Eleven Mile State Park & Canyon
- Pike National Forest trails
- Wilkerson Pass overlook

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: Teller County, Helpful Resources. Census geography: ZCTA 80816 (spans Teller and Park counties). Sales tax: Teller County 2026. Elevation approximate. Drive times approximate.

TELLER COUNTY · GOLD CAMP TOWNS

Cripple Creek & Victor

Photo: Bennett Avenue, Cripple Creek · David Shankbone / CC BY 3.0

	POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE	OWNER-OCCUPIED	SALES TAX (2026)	MEDIAN YEAR BUILT
Cripple Creek City limits	955	\$41,840	\$285,800†	55.7%	7.2%	1979
Victor City limits	388	\$55,521†	\$212,100	64.0%	6.9%	1938

Census figures: ACS 2020–24 5-year. Home value is owner-estimated.

High on the southwest flank of Pikes Peak, Cripple Creek and Victor were the heart of one of the richest gold districts in U.S. history. Today Cripple Creek is a limited-stakes gaming town, Victor is a quieter historic mining town, and active gold mining continues between them.

Both towns are built on historic street grids with Victorian-era homes and brick commercial buildings. At around 9,500 to 9,700 feet, they are the highest communities in this guide, with long winters and sweeping views.

These are small communities: Census estimates here cover fewer than 1,000 residents each and carry wide margins of error. Most daily needs beyond the basics are in Woodland Park, about 45 minutes north.

Want live numbers for this area?

719-244-5264

Ask Clay for a free market snapshot — current pricing and days on market.

NEIGHBORHOOD POCKETS

Cripple Creek historic grid

Older homes within walking distance of Bennett Avenue; city water and sewer.

Victor historic grid

Smaller, quieter town with historic homes and some of the lowest prices in the region.

Surrounding parcels & mining claims

Acreage and patented mining claims outside town; verify access, title and utilities.

Cripple Creek & Victor

● KNOW BEFORE YOU BUY

DUE-DILIGENCE CHECKLIST

- ✓ **Inspect historic homes like historic homes.** Check foundations, wiring, plumbing and insulation; many houses are more than 100 years old.
- ✓ **Verify title and access on mining claims.** Patented claims can have irregular boundaries, no legal road access and separate mineral rights.
- ✓ **Ask about undermined ground.** Old mine workings run under parts of the district. Ask about subsidence history and any engineering reports.
- ✓ **Plan for 9,500-foot winters.** Heating costs, snow load and road conditions shape daily life.

PLAYBOOK PRO TIP

In the gold camp, the cheapest houses often need the most work. Get contractor bids during your inspection period so the price reflects the real cost.

UTILITIES & SERVICES

Electric	Black Hills Energy
Natural gas	Colorado Natural Gas
Water	City of Cripple Creek · City of Victor; wells outside town
Schools	Cripple Creek-Victor School District RE-1
Healthcare	Local clinic; hospital in Woodland Park ~45 min

GETTING AROUND

Woodland Park	~45 min
Colorado Springs	~1 hr–1 hr 15 min
Victor ↔ Cripple Creek	~10 min
Divide	~30 min

WHERE IT SHINES

- ✓ Lowest home values in this guide
- ✓ Historic architecture and big views
- ✓ Local jobs in gaming and mining

TRADE-OFFS TO WEIGH

- Long drive to Colorado Springs
- Harsh, long winters
- Older housing and title issues to vet

THINGS TO DO

- Cripple Creek & Victor Narrow Gauge Railroad
- Mollie Kathleen Gold Mine tour
- Cripple Creek District Museum
- Gold Belt Tour Scenic Byway
- Vindicator Valley Trail (Victor)

Sources: Census figures: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Census API). † Small-area estimate with a wide margin of error; treat as directional. Sales tax: combined 2026 base rate; special districts can add more — verify by address. Utilities: Teller County, Helpful Resources. Sales tax: Teller County 2026. Elevation: Cripple Creek, published figure (Victor ~9,700 ft). Drive times approximate.

 SIDE BY SIDE

All fifteen, one table.

The same figures from each profile, lined up so you can shortlist quickly. For combined profiles, the first community listed is shown here; see its pages for the others.

AREA	ELEV. (FT)	MEDIAN HOME VALUE	MEDIAN HOUSEHOLD INCOME	OWNER-OCCUPIED	SALES TAX	MEDIAN YR BUILT	WATER / UTILITIES	TO DOWNTOWN COS	PAGE
Colorado Springs City limits	6,035	\$452,600	\$84,818	60.9%	8.2%	1986	City utilities	—	04
Manitou Springs City limits	6,412	\$561,200	\$85,000	61.6%	9.03%	1954	City water	~15 min	06
Security-Widefield Unincorporated CDP	~5,700	\$387,500	\$91,142	87.2%	5.13%	1981	Water districts	~15 min	08
Fountain City limits	5,546	\$398,000	\$86,242	72.8%	7.53%	2000	City utilities	~20 min	10
Monument Monument (town)	6,975	\$636,700	\$128,816	76.1%	7.63%	2006	Water districts	~25 min	12
Palmer Lake Town limits	7,225	\$485,700	\$125,357	90.1%	7.13%	1990	Town water / wells	~30 min	14
Black Forest Unincorporated CDP	~7,400	\$856,200	\$145,460	95.8%	5.13%	1996	Wells & septic	~30 min	16
Falcon ZIP code area	~6,900	\$548,800	\$132,467	92.2%	5.13%	2006	Metro districts / wells	~30 min	18
Peyton School district boundary	~6,800	\$555,200	\$105,516	87.8%	5.13%	1995	Wells & septic	~35–40 min	20
Calhan & Ellicott Calhan RJ-1 area	6,508	\$384,000	\$79,063	82.4%	5.13–7.13%	1995	Town water / wells	~45 min	22
Cascade · GMF · Chipita Park Cascade-Chipita Park CDP	~7,400–7,800	\$514,900†	\$119,531†	84.9%	5.13%	1970	Mixed — by address	~20 min	24
Woodland Park City limits	8,465	\$549,200	\$99,238	76.5%	8.4%	1990	City water / wells	~30 min	26
Divide ZIP code area	9,165	\$466,800	\$80,500	84.9%	5.4%	1993	Wells / small districts	~45 min	28
Florissant ZIP code area	~8,200	\$418,200	\$75,472	93.1%	5.4%	1991	Wells & septic	~1 hr	30
Cripple Creek & Victor Cripple Creek	9,494	\$285,800†	\$41,840	55.7%	7.2%	1979	City water / wells	~1 hr+	32

Census figures: U.S. Census Bureau, ACS 2020–2024 5-year estimates; home value is owner-estimated, not a sale price. † wide margin of error. Sales tax: combined 2026 base rate before any special districts. Drive times approximate, light traffic.

 SOURCES & CREDITS

Where the numbers come from.

DATA SOURCES

- **Population, income, home value, ownership, year built:** U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates, retrieved via the Census Data API, October 2026.
- **Sales tax:** Colorado Department of Revenue rates as published by El Paso County, Teller County and Avalara, 2026.
- **Regional market:** Pikes Peak REALTOR® Services Corp. data as reported by KOAA, September 2026.
- **Property tax:** Colorado residential assessment rates for tax year 2026.
- **Utilities:** provider and county directories cited on each profile. Providers change at parcel boundaries — always confirm by address.

REFRESH SCHEDULE

Market figures are refreshed quarterly; Census, tax and utility information annually. This edition: 2026–27.

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● STRATEGY OVER SCRIPT

Found an area that fits?

Let's look at what's actually selling there — pricing, days on market, and the questions to ask before you write an offer.

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