

## **Living in Colorado Springs**

### **What makes Colorado Springs a great place to live?**

Colorado Springs sits at the base of Pike's Peak, aka "America's Mountain," which was the inspiration for Katharine Lee Bates' "America the Beautiful." This towering 14,115-foot mountain is a must see for any in the area. Ride up to the summit on the Cog Railway or drive up the historic Pikes Peak Highway. The doughnuts at the top are said to taste better from being made at 14,000 feet.

For athletes, "Olympic City USA" does not disappoint. The city's natural landscape and high altitude prove the perfect home for professional and casual athletes. Home of the United States Olympic Training Center, the city offers a perfect environment for recreation. You can also find the Colorado Springs Switchbacks FC, a second division soccer team, playing games on Weidner Field in the heart of the city.

Are you an athlete yourself and up for a challenge? Try the Manitou Incline (simply "The Incline" to locals): a 2,744-step trail that gains 2,020 ft of elevation in just under 1 mile. Not for the faint of heart, this extreme trail has an average grade of 41% and is 68% at its steepest. Going up the Incline just six times is the elevation gain equivalent of hiking Mt. Everest from Base Camp to summit.

If you are looking for something less intense, try one of Colorado Spring's many trails and parks, including Garden of the Gods. Ranked Tripadvisor's No. 16 best Tourist Attraction in the United States in 2024, this free park allows for easy hiking with stunning views of natural rock formations. The Garden of the Gods is also a hotspot for rock climbers seeking a unique climb.

Looking for more indoor activity? Visit the Broadmoor, one of three Forbes Five Star hotels in Colorado. This luxury resort is known for its beautiful grounds, delicious restaurants, and exceptional experiences. Or visit the Colorado Springs Philharmonic for live music concerts.

As the home to the Air Force Academy, as well as four military bases, Colorado Springs has a rich military history. Take a walk through this very history at the Peterson Air and Space Museum.

While Colorado Springs is one of Colorado's largest cities, it still maintains its small-town soul.

### **CITY OVERVIEW: COLORADO SPRINGS**

Population: 493,554

Median household income: \$83,198

Median home value: \$420,700

Median gross rent between 2019-23: \$1,562

Average commute: 22.87 min  
Data from Data USA and the U.S. Census



## Neighborhoods

Colorado Springs offers a variety of neighborhoods, each with its specific charm and amenities. From the historic Old North End with its beautiful Victorian homes to the family-friendly Briargate area, there's a neighborhood to suit every lifestyle. The downtown area offers a vibrant urban experience with plenty of dining, shopping and entertainment options, while the west side provides easy access to outdoor recreation in the nearby mountains.

## Relocation Services and Resources

- [Faculty Housing Assistance Program](#)
- [Relocation, homebuying and rental services \(denverhomesmarket.com\)](https://denverhomesmarket.com)

## K-12 Schools

Colorado Springs is home to a number of highly-rated schools, making it an ideal place for families. The city and metro area are served by several school districts, including:

- [Academy School District 20 \(cde.state.co.us\)](https://cde.state.co.us)
- [Colorado Springs School District 11 \(cde.state.co.us\)](https://cde.state.co.us)
- [Cheyenne Mountain School District 12 \(cde.state.co.us\)](https://cde.state.co.us)
- [Ellicott School District 22 \(cde.state.co.us\)](https://cde.state.co.us)
- [Falcon School District 49 \(cde.state.co.us\)](https://cde.state.co.us)
- [Fountain School District 8 \(cde.state.co.us\)](https://cde.state.co.us)
- [Harrison School District 2 \(cde.state.co.us\)](https://cde.state.co.us)
- [Manitou Springs School District 14 \(cde.state.co.us\)](https://cde.state.co.us)
- [Lewis Palmer School District 38 \(cde.state.co.us\)](https://cde.state.co.us)
- [Peyton School District 23 JT \(cde.state.co.us\)](https://cde.state.co.us)
- [Widefield School District 3 \(cde.state.co.us\)](https://cde.state.co.us)
- [Woodland Park School District RE-2 \(cde.state.co.us\)](https://cde.state.co.us)

In addition to public schools, there are also numerous private and charter schools that offer a range of educational options.

## Health Care

Colorado Springs residents have access to excellent health care facilities and services. The city is home to several major hospitals, including UCHealth Memorial Hospital Central, Penrose-St. Francis Health Services and Children's Hospital Colorado.

These facilities offer a wide range of medical services, from primary care to specialized treatments. In addition, there are numerous clinics, urgent care centers and specialty practices throughout the city, ensuring that residents have access to quality health care close to home.

## Community Events

Colorado Springs hosts a variety of community events throughout the year, fostering a strong sense of community and providing opportunities for residents to connect and engage. Popular events include:

- Colorado Springs Labor Day Lift Off, a hot air balloon festival
- Pikes Peak or Bust Rodeo, a celebration of the city's western heritage
- Colorado Springs Festival of Lights Parade, a holiday tradition

In addition to these annual events, there are numerous farmers' markets, art walks and outdoor concerts that take place regularly, offering something for everyone to enjoy.

## Outdoor Lifestyle

With over 300 days of sunshine each year, Colorado Springs is a paradise for outdoor

enthusiasts.

Living in Colorado Springs means having access to an abundance of outdoor recreational opportunities. The city is surrounded by natural beauty, with the Rocky Mountains to the west and the Great Plains to the east.

Residents can enjoy hiking, biking and running on the area's 178 miles of urban trails and 135 miles of park trails, including the popular Garden of the Gods Park, Palmer Park and the Manitou Incline. In the winter, nearby ski resorts offer skiing and snowboarding, while the summer months provide opportunities for camping, fishing and boating.

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## Explore Nearby Cities

Preview nearby cities and towns, which offer an average commute of less than 30 minutes.

### Black Forest

A peaceful, wooded community just northeast of Colorado Springs, Black Forest offers spacious lots, a rural feel and a strong sense of privacy. Black Forest is ideal for those seeking tranquility while staying close to city amenities.

<b>Population</b>	14,658
<b>Median Household Income</b>	\$142,173
<b>Median Home Value</b>	\$805,200
<b>Median Gross Rent, 2019-2023</b>	\$1,595
<b>Average commute time</b>	29.9 minutes

### Fountain

Located just south of Colorado Springs, Fountain is a growing, family-friendly city with affordable housing, good schools and a strong military presence, due to its proximity to Fort Carson.

<b>Population</b>	29,327
<b>Median Household Income</b>	\$85,246
<b>Median Home Value</b>	\$374,600
<b>Median Gross Rent, 2019-2023</b>	\$1,778
<b>Average commute time</b>	26.2 minutes

### Manitou Springs

Nestled at the base of Pikes Peak, Manitou Springs is known for its artistic vibe, historic downtown and natural mineral springs. Residents enjoy walkable streets, local shops and a tight-knit, creative community.

<b>Population</b>	4,796
<b>Median Household Income</b>	\$76,550
<b>Median Home Value</b>	\$545,800
<b>Median Gross Rent, 2019-2023</b>	\$991
<b>Average commute time</b>	26.9 minutes

### Monument

Situated between Colorado Springs and Denver, Monument offers a small-town atmosphere with scenic mountain views, excellent schools and a charming downtown.

<b>Population</b>	11,035
<b>Median Household Income</b>	\$114,654
<b>Median Home Value</b>	\$586,400
<b>Median Gross Rent, 2019-2023</b>	\$1,947
<b>Average commute time</b>	30.5 minutes

### Security-Widefield

A suburban area with a mix of established neighborhoods and new developments, Security-Widefield is known for its affordability, community parks and easy access to Colorado Springs and military bases.

<b>Population</b>	38,659
<b>Median Household Income</b>	\$40,695
<b>Median Home Value</b>	\$358,600
<b>Median Gross Rent, 2019-2023</b>	\$1,703
<b>Average commute time</b>	23.6 minutes

### Woodland Park

Known as “The City Above the Clouds,” Woodland Park sits at 8,500 feet and offers stunning mountain views, a cooler climate and a relaxed pace of life. Woodland Park is ideal for outdoor lovers and those seeking a mountain-town feel.

<b>Population</b>	8,043
<b>Median Household Income</b>	\$69,896

<b>Median Home Value</b>	\$489,400
<b>Median Gross Rent, 2019-2023</b>	\$1,971
<b>Average commute time</b>	27.5 minutes

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