



Pikes Peak  
Housing Network

# STATE OF HOUSING



2024 HOUSING  
DATA REPORT  
FOR EL PASO  
COUNTY

The mission of Pikes Peak Housing Network is to foster innovative and collaborative solutions that advance housing affordability, access, and production in the Pikes Peak region.



# WELCOME



**Jill Gaebler**  
Executive Director  
Pikes Peak Housing Network



**David Lord**  
Leadership Council Chair  
Pikes Peak Housing Network

An adequate housing supply determines a city's health, and we at Pikes Peak Housing Network are grateful for your support for housing affordability, access, production, and for wanting to learn more about local housing issues, data, facts, and figures within Colorado Springs and El Paso County. This comprehensive report, produced by Pikes Peak Housing Network, will give housing developers, supporters, and community members the tools to factually articulate the strong need for all types of housing development in the Pikes Peak region.

The state of housing in our region is trending upward. The region continues to grow, add new employers and skilled workers, and with that growth, housing has been produced to meet the needs of our growing community. This report can assist our housing developers with important decisions about where to build, what to build, and how to best build to affordably meet the needs of our citizens. As you can see from the below data, 2,887 homes were built in 2024, providing families throughout our region a place to call home. Additionally, 5,879 apartment units were also completed, providing individuals and families a home closer to where they work or to the school of choice for their children.

As you'll see on the pages that follow, there is a clear and compelling roadmap for El Paso County growth, and it's a hopeful vision for the largest county in Colorado. We invite you to explore these pages and the possibilities they bring, and to share the facts about the need for all types of housing in our beautiful community.

**Jill Gaebler**  
Executive Director  
Pikes Peak Housing Network

## By the Numbers - El Paso County



**2,887**  
Single-Family  
Homes Built



**750,020**  
Population



**298,973**  
Number of  
Households



**5,879**  
Multi-Family  
Units Built



**\$549,346**  
Average home  
price



**340,000**  
Median Condo  
Price

# HOUSING SNAPSHOT FOR EL PASO COUNTY

Single-family homebuilding remains solid in El Paso County. Multifamily housing development has slowed, but will likely improve in 2025 and 2026. Household incomes are lower within the central and southern parts of Colorado Springs indicating a need for additional lower-priced housing in these areas. Land costs are higher in the central parts of the city, indicating a need for innovative housing developments that provides the highest number of units per acre.



About 300K households in EPC  
2/3 of households own and 1/3 rent

ACS 2023	2024 Estimate
744,215 Residents	750,020 Residents
298,973 Households	301,305 Households

**2.4** persons per household

Median Household Income: **\$89,549**  
Median Individual Income: **\$46,269**

**35.4** Median age  
63% are 18-64  
23% are under 18  
14% are 65+

Source: Colorado State Demography Office

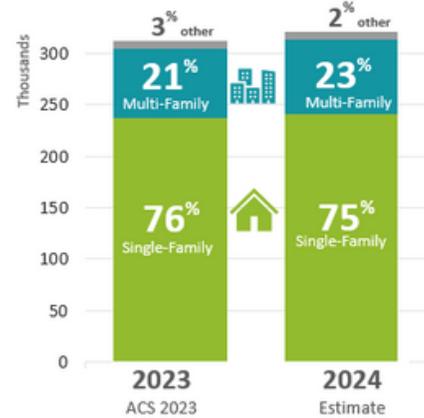


About 300K occupied housing units in EPC;  
3/4 are Single-family

312,300 housing units  
298,973 were occupied in 2023

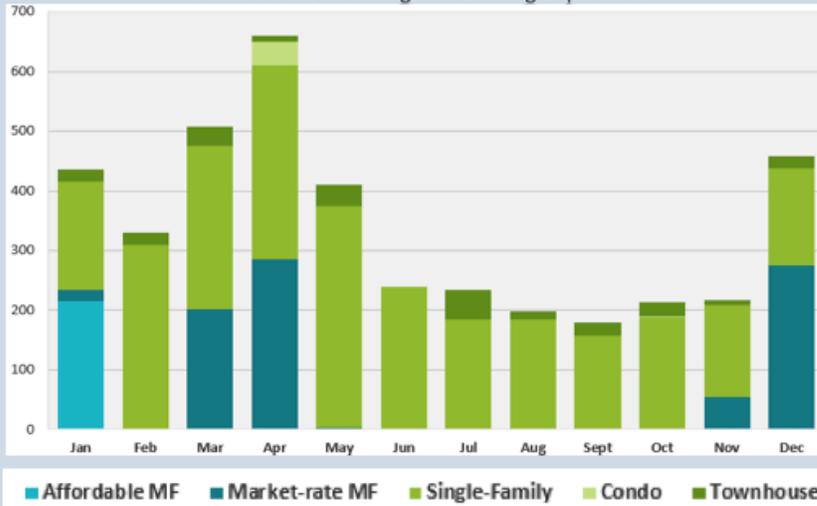


Housing Units in El Paso County  
Number & Composition



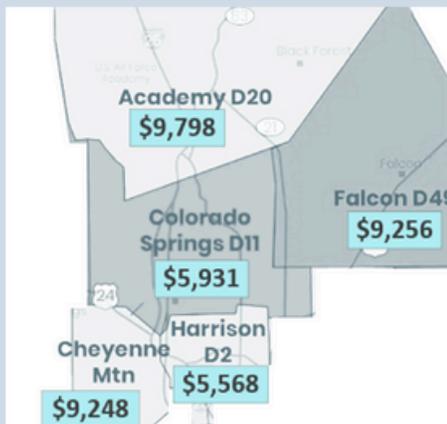
## New Building Permits Issued in 2024

Source: Pikes Peak Regional Building Department



	2023 Inventory	2024 Additions	2025 Est. Inventory
Single-Family	237,804	+ 2,887	240,691
Multi-Family	66,633	+ 5,879	72,512
Other	7,863	Not available	7,863
<b>Total Units</b>	<b>312,300</b>	<b>+8,766</b>	<b>321,066</b>
# of Households	298,973	+2,332	301,305
Units/Household	1.044		1.066
Target # of Units	328,870		331,436
<b>Estimated Shortage</b>	<b>(16,570)</b>	<b>*1,661</b> units under construction	<b>(8,709)</b> +1,661

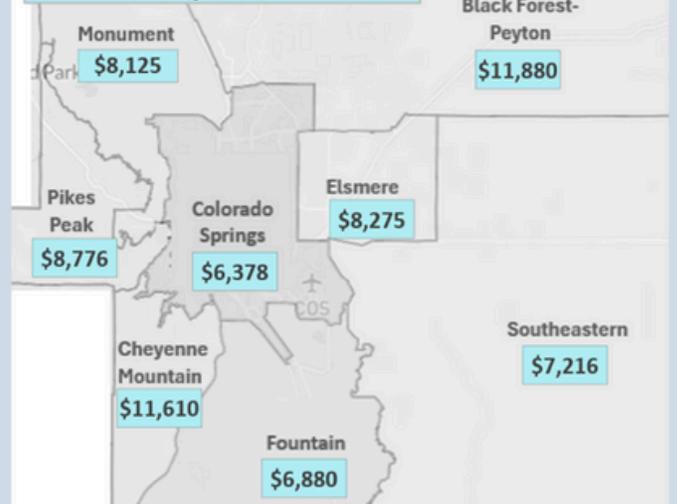
Median Monthly Household Income by  
Census School District ACS 2023



> Renters in EPC average earn 30% less than median household income

> Homeowners in EPC average earn 20% more than median household income

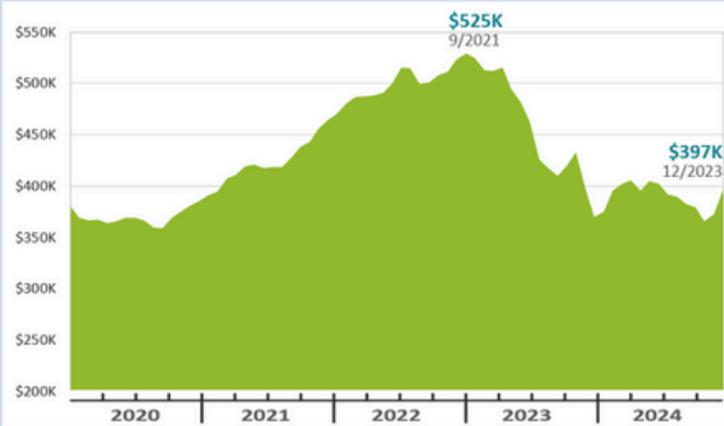
Median Monthly Household Income by  
Census County Division ACS 2023



# SINGLE-FAMILY HOMES

Rising interest rates have decreased affordable home purchasing power for the median income buyer by over \$100K

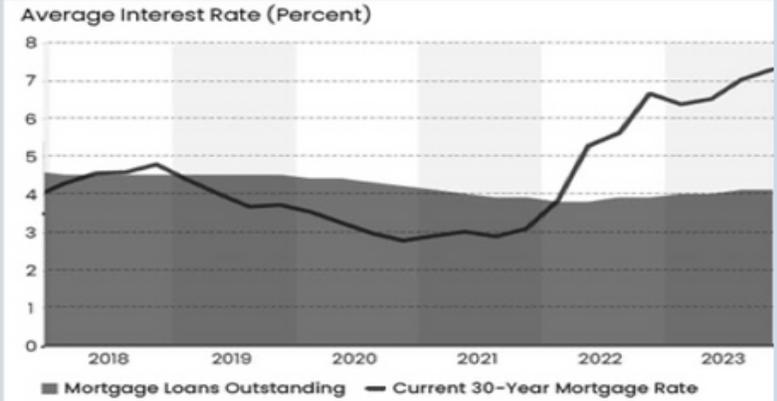
Affordable Home Price - 30% of Median Income in COS MSA



Source: Zillow Data - 2018-2023; Assumes 20% down payment, 1% property tax, and .5% Homeowners Insurance

US homeowners' average mortgage rate is far below the current market rate, delaying moves – both within market and migration

US Homeowners' Avg Mortgage Rate vs. Current Market Mortgage Rate



Source: JCHS State of the Nation's Housing 2024 - tabulations of Fed Housing Finance Agency, Nat'l Mortgage Database, Freddie Mac, Primary Mortgage Market Surveys

The median home price continues to rise while sales are declining. This is partly due to stagnant mortgage rates, which will likely remain around 6% throughout 2025. Fewer residents can afford to buy the homes listed for sale, and fewer homes are listed as existing owners enjoy lower interest rates on their homes.

Single-family home median sales price is up 42% over the past 5 years

Median Sales Price of Single-Family Home in COS MSA  
Zillow Data: 2020-2024, Smoothed for Seasonality, includes Condos, Townhomes, and By Owner Transactions



Note: PPAR reports \$485,000 median price for listed homes in Dec 2024. Averagely, 10% of homes sell by-owner at about 35% below list price.

Single-family home monthly unit sales are trending down

Monthly Unit Sales - Single-Family Homes - COS MSA

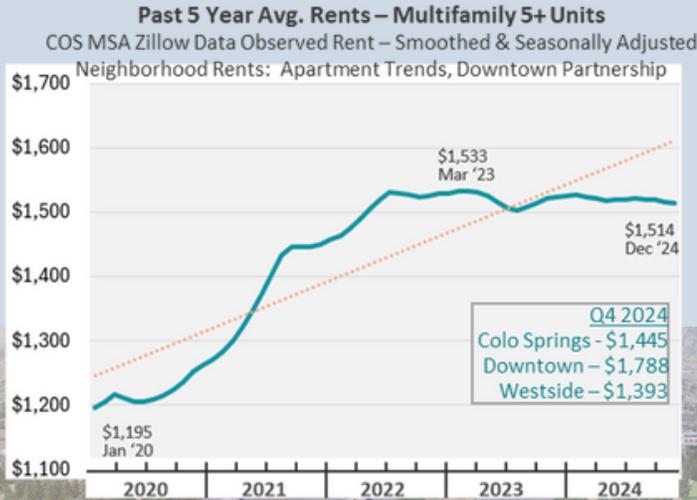
Zillow Data Sales Count Nowcast - 2020 - 2024 - includes condos and townhomes



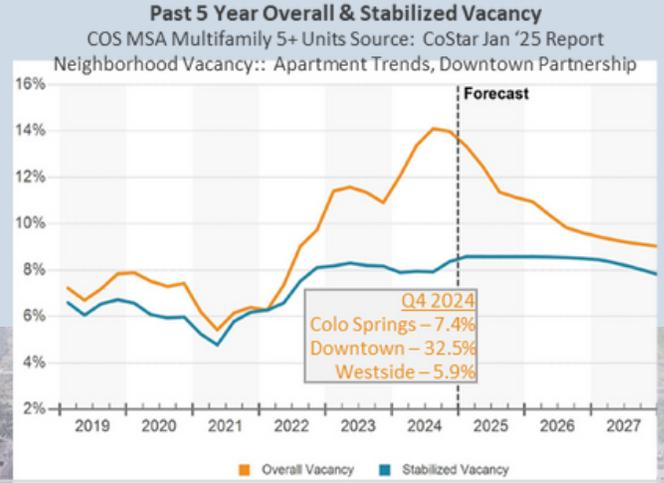
# MULTI-FAMILY HOMES

El Paso County completed almost 5,000 apartment units in 2024 and these units are being rapidly absorbed by our community members. Although vacancy rates have increased slightly, they remain stable city-wide at 7.4%. Average rents have dropped slightly as shown in the first graph, to \$1,514.

Average rents have increased 27% over the past 5 years, yet are slightly down vs. last year



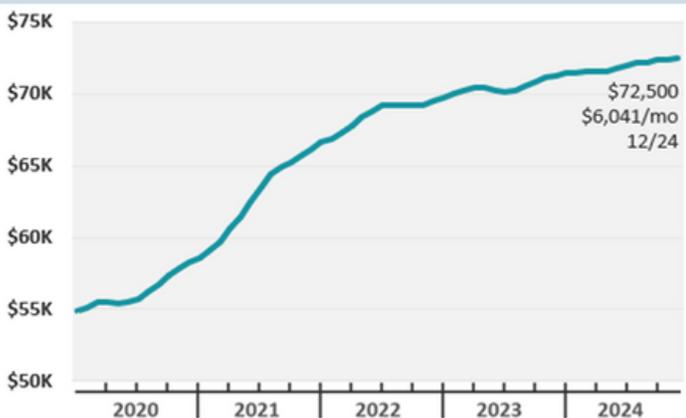
Vacancy rates are up vs. prior years as nearly 6,000 units were added to inventory in 2024; stabilized vacancy is in line with 2023; Gap between stabilized and overall vacancy is forecast to narrow



The income needed for average affordable rental in EPC is 18% above median renter income of \$61,387 / \$5,115 per month

## New Renter Income Needed for Average Rental

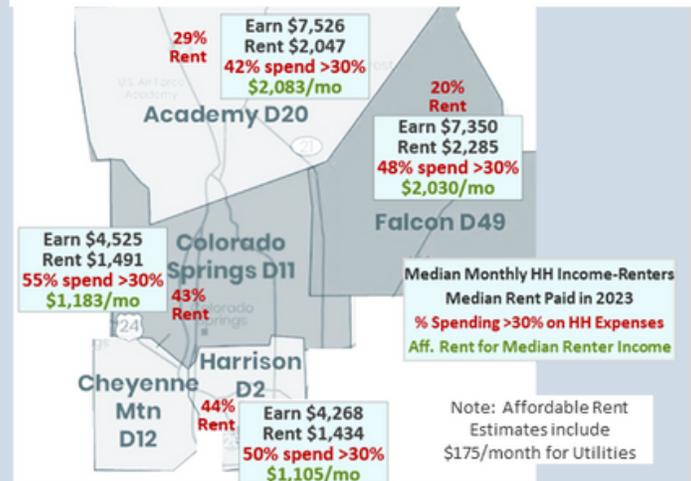
COS MSA - Zillow Data- Income Needed to Spend Less than 30% on Rent



Prevalence of renters spending >30% on housing highlights need for affordable apartments in D11 and D2 districts.

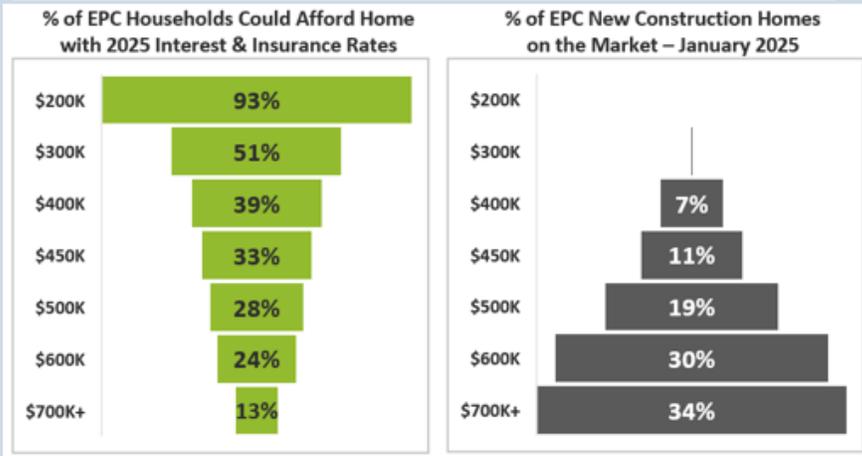
## Renter HH Monthly Income & Affordable Rent by School District

Source: ACS Census 2023, 5-Year Estimate



# WHY ARE HOMES SO EXPENSIVE?

*EPC housing market now has a mismatch between what's being built and what households can afford*



Source: ACS 2023 1-year estimate for income, cost estimate- see table on the right, Realtor.com new construction houses, townhomes, condo search on 1/26/2025

**At the current median household income, 34% of residents are cost burdened, meaning they are spending more than 30% of their income on housing costs. Housing costs include insurance and utilities, costs which are also rapidly rising, as shown in the chart below.**

	All Households	Renter Households	Homeowner Households
% Cost Burdened in 2023	34%	52%	25%
Median Annual Household Income	\$89,549	\$61,387	\$108,603
Median Monthly Household Income	\$7,462	\$5,116	\$9,050
30% for Household Expenses	\$2,239	\$1,535	\$2,715
Estimated Balance after Utility Payment	\$2,018	\$1,360	\$2,470

*Increasing homeowner's insurance and current interest rates have changed what's affordable for EPC home buyers in 2025*

Sale Price	Loan Amt	6.5% Princ & Int	Prop Taxes	Home Owns Ins	PMI	Mort Pymt	Est Util	Monthly Housing Cost
\$200K	\$180K	1138	61	155	75	1429	162	\$1,591
\$300K	\$270K	1707	92	233	113	2144	193	\$2,337
\$400K	\$360K	2275	123	310	150	2858	224	\$3,082
\$450K	\$405K	2560	138	349	169	3215	240	\$3,455
\$500K	\$450K	2844	153	375	188	3560	255	\$3,815
\$600K	\$540K	3414	184	465	225	4288	286	\$4,574
\$700K	\$630K	3928	214	543	263	4947	317	\$5,264
\$800K	\$720K	4551	245	620	300	5716	348	\$6,064
\$900K	\$810K	5120	276	698	338	6431	379	\$6,810
\$1 MM	\$900K	5689	306	775	375	7145	410	\$7,555

Assumptions: 10% downpayment, 6.5% interest, .5% PMI rate, .93% Homeowner's Insurance rate, \$255 utilities at median home size – Source: Jan '25 actual quotes for insurance, and Gazette for average CSU utility cost.

**To meet our housing demands, El Paso County must build more starter homes and implement innovative housing methods and designs, such as accessory-dwelling units, modular housing, and cottage courts. These types of housing developments increase density, adding taxpayers and tax revenues that can be used maintain existing public infrastructure.**



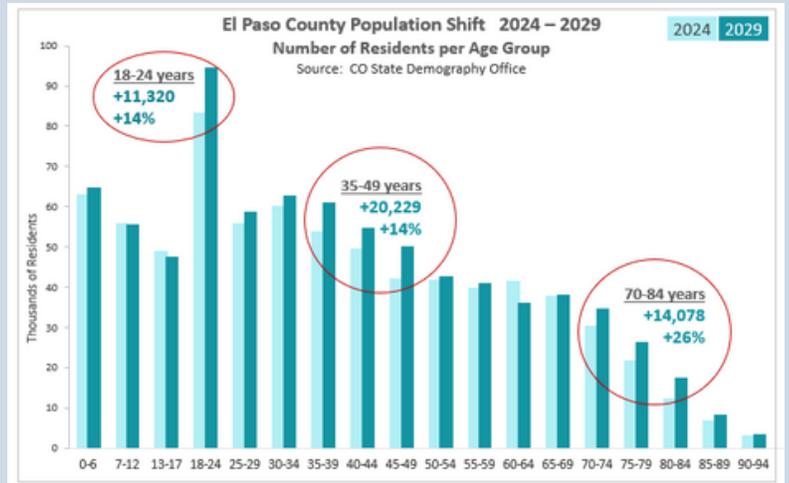
# HOUSING FORECAST

El Paso County continues to grow, with an expected population of almost 800,000 by 2029. Young adults ages 18-24 years are the fastest growing age group, indicating a need for housing they can afford. EPC will add almost 18,000 jobs in the next five years with wide salary ranges. This again points to the need for a diverse housing stock throughout our city. Additionally, as the average household size shrinks, the need for smaller homes with fewer bedrooms grows.

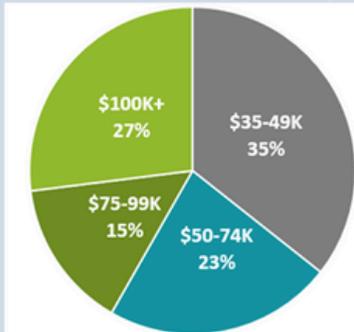
*Estimated need of about 31K additional housing units over the next 5 years*

	End of 2024	Next 5 Year Forecast	End of 2029
Single-Family	240,691		
Multi-Family	72,512		
Other	7,863		
<b>Total Units</b>	<b>321,066</b>		
# of Households	301,305	+ 19,886	321,191
Units/Household	1.066		
Target # of Units	331,436		353,310
<b>Estimated Shortage</b>	<b>(8,709)</b>	<b>*1,661</b> units under construction	<b>(30,583)</b> 321,066 - 353,310 + 1,661

An estimated +6,167 units/year are needed with current growth projections. El Paso County had 280,730 housing units in 2019 (ACS), indicating 40,336 units were added in the past 5 years, averagely adding +8,067 units/year.



## Distribution of New Jobs by Annual Wages



## Affordable Rent and Affordable House for New Job Holders

	\$35-49K	\$50-74K	\$75-99K	\$100K+
<b>Median Inc./Year</b>	\$41,800/year	\$61,600/year	\$82,350/year	\$122,250/year
<b>Median Inc./Month</b>	\$3,483/mo	\$5,133/mo	\$6,863/mo	\$10,188/mo
<b>Affordable rent (if single earner)</b>	\$870/mo	\$1,365/mo	\$1,884/mo	\$2,881/mo
<b>Affordable house (if 2+ earners)</b>	\$1731/mo About \$250K	\$2,926/mo About \$400K	\$3,912/mo About 500K	\$5,807 About \$750K

Source: Jobs EQ; See next 2 slides for utility and interest rate assumptions to estimate affordability. Assumes household income (if 2+ earner household) averages +90% above individual income.

## +17,488 jobs

are forecast to be added to El Paso County in the next 5 years

Source: Jobs EQ

5 Year Forecast 2025-2029 (Jobs EQ)		
5 Occupations with Most Expected Added Jobs	Mean Annual Wages	Empl # Growth
Computer Occupations	\$117,800	1,306
Business Operations Specialists	\$90,100	1,258
Healthcare Diagnosing or Treating Practitioners	\$124,600	1,172
Home Health & Personal Care Aides; Nursing Assistants, Orderlies, Psychiatric Aides	\$40,000	1,166
Food and Beverage Serving Workers	\$38,900	827



# PIKES PEAK HOUSING NETWORK LEADERSHIP COUNCIL

David Lord - Chair

Lee Patke - Vice Chair - Greccio Housing

Ben Anderson - Solid Rock Development Corporation

Andrea Barlow - NES Inc.

Aimee Cox - City of Colorado Springs

Randi Davis - El Paso County Economic Development

Laura Nelson - Apartment Association of Southern Colorado

Johnna Reeder Kleymeyer - Colorado Spring Chamber & EDC

Kim Sandoval - Classic Homes



State of Housing Report

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## ABOUT PIKES PEAKS HOUSING NETWORK

Pikes Peak Housing Network (PPHN) was established in 2023 by a group of community leaders who care deeply about El Paso County and its lack of affordable and attainable housing for our workforce, military servicemembers, families, and senior population.

In the short time PPHN has been in operation, it has become a respected and valued entity advocating for pro-housing policies, housing projects, and housing supply solutions at the local and state-levels of government. PPHN uses its data to support the need for all types of housing production in every neighborhood within the Pikes Peak region.

PPHN is the only nonprofit organization accomplishing this mission in the state of Colorado.

Pikes Peak Housing Network needs your financial support to continue its important work within our region. You can donate by clicking on the QR code below.

Thank you for your support!

