

Top 10 Things to Know Before Relocating to Colorado Springs

CASEY FORTUNE

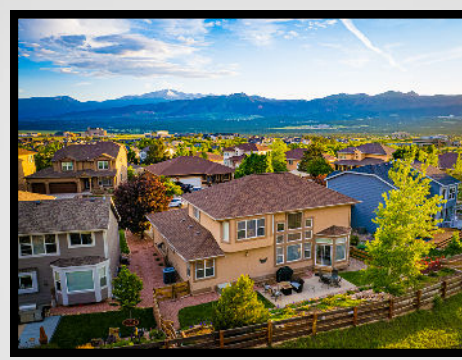
Relocating to Colorado Springs

Thinking about moving to Colorado Springs? You're not alone! As one of the fastest-growing cities in the country, Colorado Springs consistently ranks among the best places to live in the U.S., thanks to its stunning scenery, strong job market, and vibrant lifestyle. But before you pack your bags, there are a few important things you'll want to know.

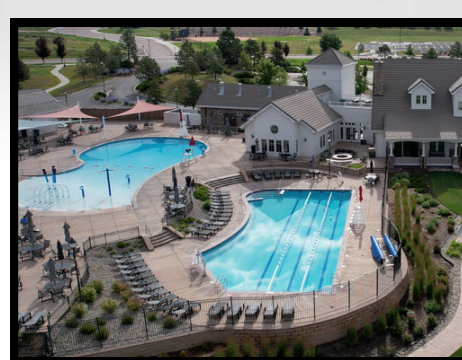
Here are the top 10 things to know before relocating to Colorado Springs.



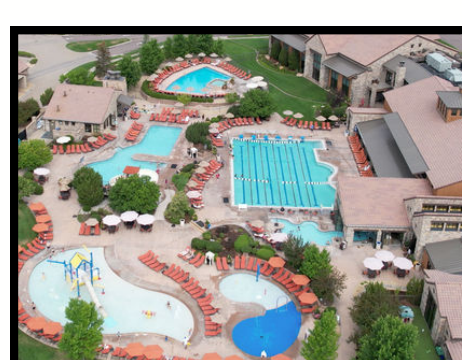
1. The Cost of Living Is Surprisingly Affordable...



...Compared to Denver, Boulder, and many other Colorado cities, Colorado Springs offers a more affordable cost of living.



Housing prices are still above the national average, but buyers get more space, bigger lots, and incredible mountain views for their money.



Whether you're looking for a starter home or luxury real estate, you'll find options that fit a variety of budgets.

2. The Housing Market Moves Fast



Colorado Springs has a competitive real estate market.



Homes in popular neighborhoods like Broadmoor, Flying Horse, and Northgate can move quickly—sometimes with multiple offers.



If you're relocating from out of state, it helps to work with an experienced agent who understands market trends and can set you up for success.

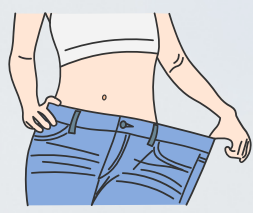
3. You'll Need to Adjust to the Altitude

AT ABOUT 6,500 FEET ABOVE SEA LEVEL



Constant Hydration

You need to drink a LOT of water and own a LOT of water bottles. You will also use lots of chapstick and lotions.



Weight Loss

A significant decrease in appetite can lead to weight loss. I have seen people lose 40 lbs before!



Cardio Health

The heart and lungs work harder, which can strengthen them over time. Take it slow! At first you want to let your body get used to this elevation.



Thin Air

The air is thinner, which means you might get winded quickly. Sunscreen is a must too—the sun feels stronger up here.

4. The Weather Is Wild—but Sunny!

Colorado Springs winters are a mix of mild, sunny days and occasional snowstorms—a lot different than what many people expect from Colorado. Thanks to the city's elevation (around 6,000 feet) and location on the eastern side of the Rocky Mountains, the climate is generally dry and sunny, even in the winter months.

- **Snowfall:** On average, Colorado Springs receives about 55 inches of snow per year, but it rarely lingers for long. A storm may drop several inches of snow overnight, but it often melts within a few days thanks to the sunshine.
- **Summer:** Summers are amazing! Mid-70s to mid-80s in the day. 95°+ is rare but does happen.

- **Temperatures:** Winter daytime highs usually range from the 40s to 50s, with nighttime lows dipping into the teens and 20s. Compared to other parts of Colorado, winters here are relatively moderate.
- **Sunshine:** The city enjoys around 300 days of sunshine annually, so even cold days often feel pleasant with the sun out.

5. Outdoor Recreation Is a Way of Life

Living in Colorado Springs means being surrounded by world-class outdoor adventures. From Garden of the Gods and Pikes Peak to endless trails in Cheyenne Mountain State Park, there’s something for everyone. Hiking, mountain biking, climbing, skiing, and fishing are some of the outdoor adventures that you may find yourself doing.



6. Strong Military Presence



With five military installations, United States Air Force Academy, Fort Carson, Peterson Space Force Base, Schriever Space Force Base, and Cheyenne Mountain Space Force Station.



Many residents are active duty, veterans, or military families, which adds to the city’s sense of community.



Aerospace and defense industry, which includes military functions, accounts for over 40% of the Colorado Springs economy and employs over 111,000 people. Another source indicates that the military accounts for 20% of the workforce in Colorado Springs.

7. Schools Matter—and So Do Districts

Some of the districts in the Colorado Springs area include:

- Academy District 20
- Cheyenne Mountain School District 12
- Colorado Springs School District 11
- Falcon School District 49
- Fountain-Fort Carson School District 8
- Harrison School District 2
- Manitou Springs School District 14
- Lewis-Palmer School District 38



Colorado Springs is divided into 17 school districts, and many homebuyers choose neighborhoods based on them.



District 20 (Academy), District 12 (Cheyenne Mountain), and District 38 (Lewis-Palmer in Monument) are some of the most highly rated.



COS also has several private school options. Let me know if you need help with searching by school district...



8. Traffic Is Easier than Denver—For Now

One of the perks of living in Colorado Springs is avoiding Denver’s intense traffic. However, with rapid growth, certain areas like I-25 and Powers Blvd can back up during rush hour. Planning your commute and choosing the right neighborhood can make a big difference.

9. Each Neighborhood Has Its Own Personality

From the historic charm of the Old North End, to the luxury golf-course lifestyle of Flying Horse, to the family-friendly vibe of Briargate, there’s a community for every lifestyle. Black Forest offers larger lots and pine trees, while Falcon and Peyton offer more affordable homes with space to grow.

Picking the right neighborhood:

- *Lifestyle:* Do you want mountain views, a golf course community, or walkability to shops and dining?
- *Schools:* Top-rated districts include District 20, District 12, and District 38.
- *Commute & Convenience:* Think about access to I-25, work, and shopping.
- *Budget & Style:* The best neighborhood is the one that fits your lifestyle, budget, and long-term goals.
- *Resale Value:* Neighborhoods with strong schools, views, and amenities tend to hold value best.

10. Relocation Experts Make a Huge Difference

Relocating to Colorado Springs is exciting, but it can feel overwhelming—especially if you’re coming from out of state. Working with a local real estate expert helps you not only find the right home, but also the right neighborhood, schools, commute, and lifestyle fit.



Bonus #11 – Insurance, Cars, and Roads in COS

Moving to Colorado Springs comes with a few surprises when it comes to vehicles and insurance.

Insurance Costs:
Car and home insurance can be more expensive here, primarily due to the prevalence of hailstorms. Older roofs or specific neighborhoods may result in even higher premiums, so plan for this in your budget.

Vehicle Registration:
Colorado’s registration fees are based on age and value, so new cars can cost \$800 or more the first year. Fees usually decrease over time.

Driving Conditions:
A 4x4 or AWD vehicle is highly recommended. While main roads get plowed quickly, side streets and hills can stay icy. Colorado Springs roads also take a beating from snow, plows, and freeze-thaw cycles, so expect some potholes and rough patches.

Final Thoughts...



Colorado Springs isn't just a city—it's a lifestyle. With breathtaking mountain views, strong communities, and endless things to do, it's no wonder so many people are moving here.

👉 If you're planning a move to Colorado Springs, I'd love to be your guide. Whether it's virtual tours, neighborhood insights, or helping you navigate the home-buying process from afar, I'm here to make your transition smooth and stress-free.

➡ Contact me today to start your Colorado Springs relocation journey!

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