

ELBERT COUNTY, CO.

— *The Front Range's Best-Kept Secret*

- Why Elbert County is growing 10x faster than the US average
- Towns to know — Elizabeth, Kiowa, Elbert, Simla & Matheson
- What to watch for when buying land or property out there
- Live MLS search links filtered specifically for Elbert County
- Market stats — property values, income data, homeownership rates



ELBERT COUNTY RANCLAND LOOKING TOWARD PIKES PEAK

37%

POPULATION GROWTH
SINCE 2010

10x

FASTER THAN US AVG
POST-COVID

95%

HOMEOWNERSHIP
RATE

\$132K

MEDIAN HOUSEHOLD
INCOME

4.4%

HOUSING VACANCY
RATE

NOBODY REALLY TALKS ABOUT THIS COUNTY.

Elbert County sits just east of Douglas County — close enough to Parker, Castle Rock, and Colorado Springs to be genuinely convenient, but far enough out that you still get the Colorado you came here for. Acreage. Privacy. Dark skies. Room to breathe.

While neighboring counties have seen prices surge to levels that price out most buyers, Elbert has maintained affordability without sacrificing the lifestyle. That gap is closing — but right now, it's still real.

With one of the fastest growth rates in Colorado, a 95% homeownership rate, and a county government that tends to respect property rights and individual liberty, this is where serious buyers who've done their homework tend to land.

LAND & ACREAGE

Larger lot sizes, more privacy, and actual outdoor space. From 5-acre horse properties to 100+ acre ranches.

LESS GOVERNMENT

Unincorporated areas have no city sales tax and tend toward fewer regulations than the more densely populated Front Range.

STILL AFFORDABLE — FOR NOW

Growing at 10x the national average, but prices haven't caught up yet. The window buyers who missed Douglas County wish they'd had.

THE LIFESTYLE

Dark skies, small-town feel, horses, wide open horizons, and a pace of life Colorado used to be known for everywhere.

MARKET SNAPSHOT

Current data for Elbert County residential and land properties.

Median Property Value	\$709,800
Year-Over-Year Appreciation	+6.8%
Homeownership Rate	95%
Median Household Income	\$132,685
Poverty Rate	5.28%
Population (Est.)	~31,700
Annual Growth Rate	3.9%

COMMUNITIES OF ELBERT COUNTY.

Each community in Elbert County has its own character — from the county seat in Elizabeth to the tiny ranching outposts further east.



DOWNTOWN ELIZABETH, CO — THE HEART OF ELBERT COUNTY

ELIZABETH

COUNTY SEAT · LARGEST TOWN

Elizabeth is the heart of Elbert County — the county seat and its largest community. It has a genuine small-town downtown with local shops, restaurants, and a tight-knit community feel, with good highway access to Parker and Castle Rock via Highway 86.

HWY 86 ACCESS

COUNTY SERVICES

MOST AMENITIES

KIOWA

CLASSIC RANCH COUNTRY

Kiowa is quintessential Elbert County — a classic Colorado ranching community with deep agricultural roots. Smaller and quieter than Elizabeth, sitting along Highway 86 further east. If you're looking for land, horses, and neighbors who wave when you drive by, Kiowa is worth a serious look.

RANCH PROPERTIES

AGRICULTURAL

QUIET & RURAL

ELBERT

THE TOWN THE COUNTY IS NAMED FOR

The town of Elbert is one of Colorado's genuine small-town gems — tiny, quiet, and deeply rooted in the ranching heritage that defines this corner of the state. Properties here tend to be larger parcels with strong agricultural character.

LARGE PARCELS

DEEP RURAL

HISTORIC

SIMLA & MATHESON

EASTERN ELBERT COUNTY

Head further east and you hit Simla and Matheson — classic Colorado plains communities with an honest, hardworking character. These areas offer the most affordable land in the county and a lifestyle that's genuinely off the beaten path.

MOST AFFORDABLE

MAX ACREAGE

EASTERN PLAINS

WHAT TO KNOW WHEN BUYING PROPERTY IN ELBERT COUNTY.

01

WATER RIGHTS & WELLS

Most properties are on private wells. Understand the well's depth, flow rate, water quality, and any applicable water rights before purchasing. Jack can connect you with trusted local inspectors.

02

SEPTIC SYSTEMS

Most properties in unincorporated Elbert County use septic systems. Get a full inspection before closing — age, capacity, and condition matter. Replacement costs can be significant if a system is failing.

03

ROAD ACCESS & EASEMENTS

Some rural parcels have access via private roads or shared easements. Understand exactly what road you're buying, who maintains it, and what happens in winter before you commit.

04

ZONING & LAND USE

Elbert County zoning tends to be more permissive than neighboring counties, but it's not unlimited. Know the zoning designation on any parcel and what you can and can't build or operate on it.

05

MINERAL RIGHTS

Mineral rights are sometimes severed from surface rights in Colorado. Someone else may own what's underneath your land. Always check whether mineral rights convey with the sale.

06

INSURANCE & WILDFIRE

Rural Colorado properties can be more expensive to insure. Get insurance quotes early in the process — not at the closing table. Jack can help you navigate this before it becomes a problem.



ELIZABETH, CO — ELBERT COUNTY SEAT

— START YOUR SEARCH

BROWSE ELBERT COUNTY LISTINGS NOW.

Ready to see what's actually available? Click the links below to browse current Elbert County listings — filtered and ready to go.



HOMES & RANCHES

2+ bed · 1+ bath · 1,000+ sq ft · 1+ acre
Single family homes and ranch properties in Elbert County

[SEARCH HOMES & RANCHES →](#)



VACANT LAND

Parcels, acreage & raw land in Elbert County
From small lots to large ranches ready to be built on

[SEARCH VACANT LAND →](#)

Listings powered by RealScout · Updated in real time from the MLS

READY TO EXPLORE ELBERT?

Jack has deep experience with land and ranch properties across Colorado. Whether you're seriously ready to buy or just starting to explore — reach out for a no-pressure conversation.

(720) 308-7766 · jack@jackkarger.com · jackkarger.com

LEGAL DISCLOSURES & DATA SOURCES

Listing & MLS Data

Property listing information and search links contained in this guide are provided through RealScout and sourced from REColorado MLS. All listing data is deemed reliable but not guaranteed and should be independently verified. Listing information is provided for consumers' personal, non-commercial use only and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. RealScout may independently display additional MLS-required disclaimers on individual listing pages in accordance with REColorado IDX rules.

Community, Market & Demographic Information

Market statistics, demographic data, population figures, income data, homeownership rates, housing vacancy rates, and growth figures referenced in this guide are compiled from public records and third-party sources including the U.S. Census Bureau, Redfin, REColorado MLS data, and other publicly available sources. Information is believed to be accurate but is not guaranteed and may change without notice. All statistics should be independently verified before making any real estate decision.

No Professional Advice

This guide is provided for informational purposes only and does not constitute legal, tax, financial, lending, appraisal, or investment advice. Readers should consult licensed professionals regarding their specific circumstances before making any real estate decision.

No Brokerage Relationship

Receipt or use of this guide does not create an agency relationship, broker-client relationship, fiduciary relationship, or contractual obligation unless established through a separate written agreement.

Equal Housing Opportunity

John "Jack" Karger and eXp Realty LLC are committed to providing equal professional service to all clients and customers in full compliance with the Fair Housing Act and applicable federal, state, and local law.

John "Jack" Karger

eXp Realty LLC | The Apollo Group
Colorado Real Estate License #FA100109113
Licensed under John Karger · eXp Realty LLC

(720) 308-7766

jack@jackkarger.com

jackkarger.com

© 2026 John "Jack" Karger · eXp Realty LLC · The Apollo Group ·

All rights reserved