

Moving to Estes Park, Colorado

Your 2026 Relocation Guide from New Horizons Real Estate

5,904	~7,700 ft	Larimer	R-3
residents (2020 Census)	elevation	County	Park School District

Estes Park is a mountain town at the edge of Rocky Mountain National Park. Elk wander through town, and the historic Stanley Hotel overlooks Lake Estes and the downtown riverwalk.

Your First 90 Days: The Estes Park Move Checklist

Done	When	Task	Where to do it
☐	Before move-in	Start Town power and water	Town of Estes Park Utility Billing, 970-577-4800. Some homes are on other water districts or wells; confirm for the address.
☐	Before move-in	Order internet	Trailblazer Broadband, the Town's fiber service, where available, or a private provider
☐	Before move-in	Arrange heating fuel	Confirm whether the home uses natural gas or propane
☐	Within 30 days	Transfer your driver license	A Colorado state DMV office (county offices do not issue licenses)
☐	Within 90 days	Title and register your vehicles	Larimer County Vehicle Licensing: offices in Fort Collins, Loveland and Estes Park. Appointments recommended at larimer.gov/bookatime .
☐	Before registering	Emissions test may be required, depending on whether your address is in the program area (parts of Larimer and Weld counties are)	An Air Care Colorado station
☐	Any time	Enroll your kids in school	Park School District R-3
☐	Any time	Register to vote at your new address	GoVoteColorado.gov

Providers can change at the edge of town or between subdivisions. We'll confirm them for any address you're considering.

Where to Live in Estes Park

As of October 21, 2026, about 175 homes were listed in Estes Park on our site. Prices change daily and are not a guarantee of value.

If you want...	Look at
An entry price	Condos and lodge units from the \$300,000s to \$600,000s
A single-family home	Carriage Hills and Fish Creek, about \$750,000 to \$1.3 million
Views	Larger view homes from \$1.7 million

Schools

Park School District R-3. Register with the district; it serves Estes Park and the surrounding valley. School assignments depend on the exact address; confirm with the district before you buy.

Getting Around

- **By car:** US 34 through the Big Thompson Canyon to Loveland, US 36 to Lyons and Boulder, Highway 7 south.
- **Winter:** plan for snow and canyon driving.

Healthcare

Estes Park Health operates the local hospital and emergency department.

What It Costs to Live Here

- **Property taxes:** depend on the address, school district and any metro district. Look up the actual tax bill.
- **Sales tax:** the state rate is 2.9%; city, county and special district taxes vary by address.
- **Insurance and radon:** hail drives Colorado home insurance costs, and nearly half of Colorado homes test above the EPA radon action level. Get quotes and test during your inspection period.
- **Good to know:** Check local short-term rental rules before buying for that purpose, and ask about wildfire mitigation and insurance on mountain homes.

Things to Do Once You're Here

- **Rocky Mountain National Park** at the edge of town
- **Lake Estes** trails, fishing and paddling
- The historic **Stanley Hotel** and downtown riverwalk

Relocating to Estes Park? We'll narrow neighborhoods with you by video call, tour homes live or by video, and connect you with local lenders and inspectors. If your employer offers **REAL Assistance**, you may qualify for free relocation support.

Call or text Matthew Starr: 720-432-8695

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Updated October 2026. Sources: local town and city websites, county motor vehicle offices, the Colorado DMV, school districts, RTD and the U.S. Census Bureau. Market figures from MLS listings as of October 21, 2026. General information, not legal, tax or financial advice; confirm details with the agency involved.