



Altus Air Force Base

Housing at a Glance

March 2025



Summary

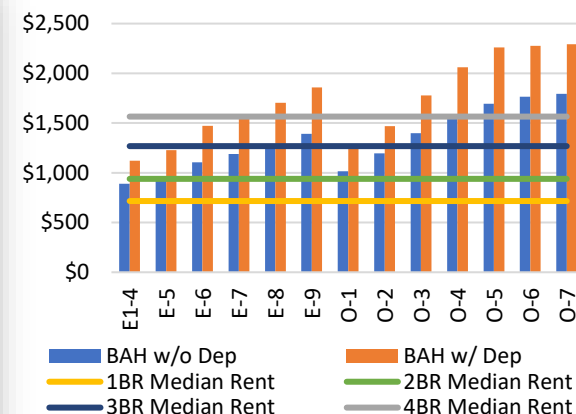
The purpose of this Housing at a Glance report is to present information about the housing within the Altus Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Altus AFB will be able to find housing on-base but face limited rental housing in the community especially for 4-bedroom units.

Local Housing Statistics

City, State: Altus, OK
County / Zip Code: Jackson / 73521
Population¹: 24,669
Percent Homeowners / Renters¹: 61%/39%
Avg. Sales Price (Feb 2025)²: \$271K
Homes For Sale (\$250K-\$400K)⁴: 50

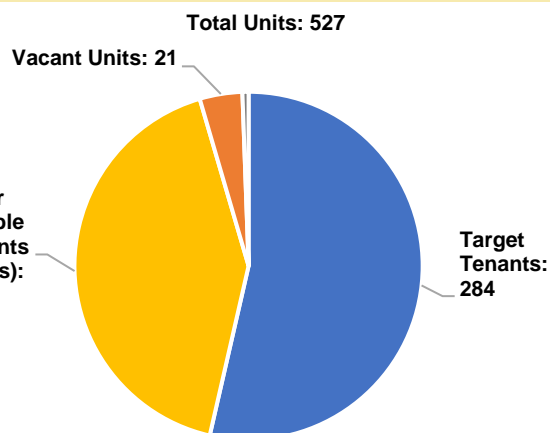


BAH⁶ & Median Rents⁷



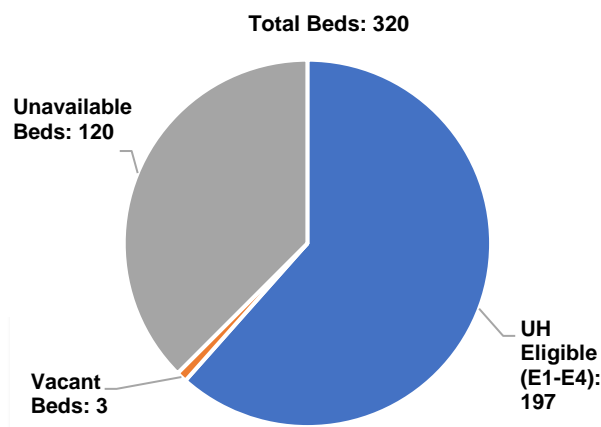
This chart shows that median rent for 3-bedroom units exceeds the total BAH for grades E1 to E5 and O1 and median rent for 4-bedroom units exceeds the total BAH for grades E1 to E6 and O1 to O2.

Privatized Housing^{3&5}



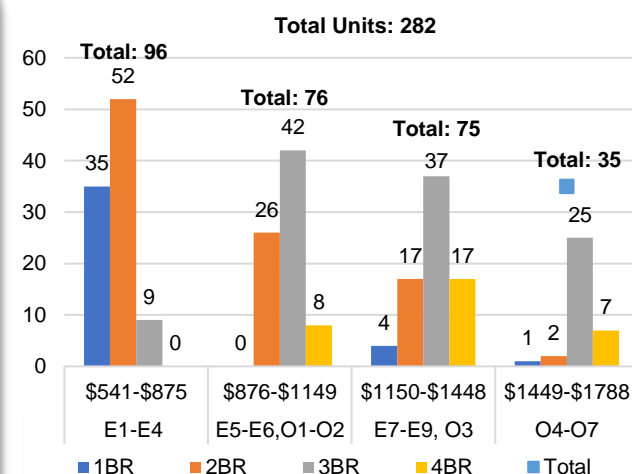
Balfour Beatty Communities own Altus AFB family housing and is responsible for maintaining, constructing, and managing the community.

Unaccompanied Housing (UH)⁵



The Air Force provides dormitories for unaccompanied service members in grades E1 to E3 and E4 with less than 3 years.

Community Rentals Available⁴



Community rental housing available within the HRMA market area and rent component of BAH.



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DoD & Air Force Housing Resources



Tool to connect Service members and their families with community housing rental listings located near U.S. military bases.



HEAT allows Service members to get information about on- and off-base Family Housing (FH) and to begin the process of applying for MFH and Privatized FH prior to a PCS transfer.



Provides information such as housing referral services, Privatized Housing Tenant Bill of Rights overview, HEAT tool, links to installation-specific housing sites, and additional Military Housing Office resources.

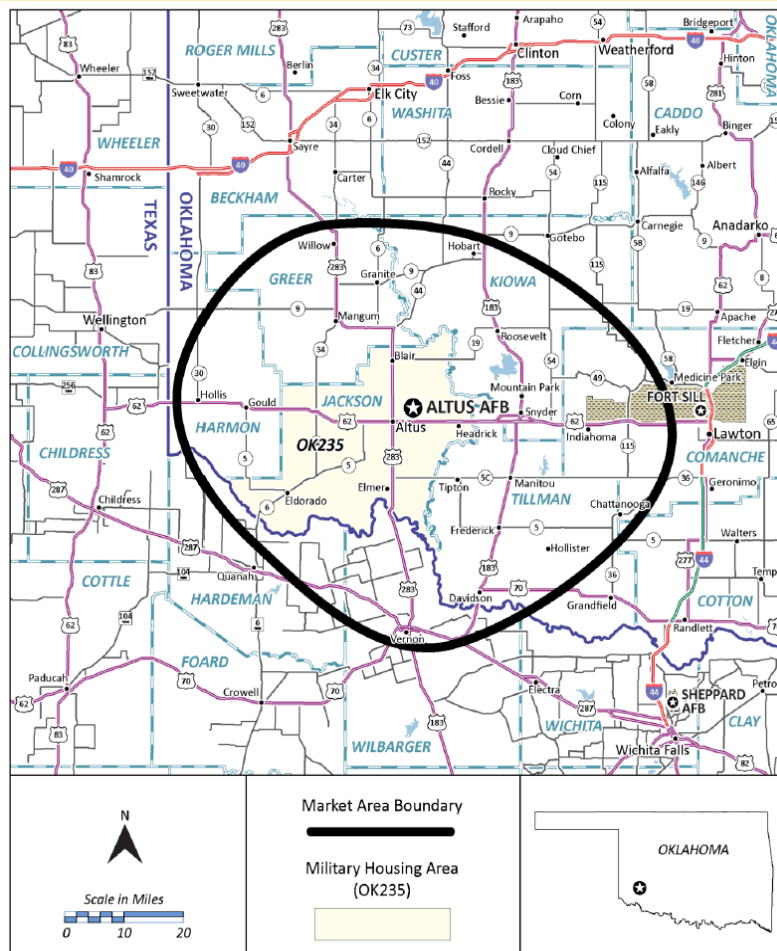


24/7 gateway to trusted information, resources, and confidential help for military members and their families.



Toll-free number available 24/7 for Residents to communicate any housing concerns.

Housing Market Area – Altus HRMA, 2022



Altus AFB is located in southwestern Oklahoma in Jackson County in the City of Altus. The market area boundary encompasses all of Jackson County and portions of Comanche, Greer, Harmon, Kiowa, and Tillman counties in Oklahoma. To the south, the market area extends into northern Texas to include portions of Hardeman and Wilbarger counties.

Housing Website:

www.housing.af.mil/Home/Installations/Altus/

Military Housing Office Chief:

Thomas Donovan;
thomas.donovan.2@us.af.mil

Dorms Manager:

MSgt Andrew Hayden;
andrew.hayden@us.af.mil

Military & Family Readiness Center:

www.altusfss.com/afrc/

Resident Advocate:

Brian Bush;
brian.bush.8@us.af.mil

Privatized Housing Websites:

www.altusafbhomes.com

PH Community Lead:

Casey Ingram;
cingram@bbcgrp.com



Sources:

- 1 Market-at-a-Glance, Jackson County, OK; Housing & Urban Development (HUD) 18 Feb 25
- 2 Realtor.com, Jackson County, OK Feb 25
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Jan 25
- 4 Zillow.com 6 Mar 25
- 5 enterprise Military Housing (eMH) 5 Mar 25
- 6 2025 BAH, Defense Travel Management Office
- 7 FY25 50th Percentile Rent Estimates, HUD
- 8 Housing Requirements & Market Analysis, Altus AFB, 2022