



# Holloman Air Force Base

## Housing at a Glance

February 2025



### Summary

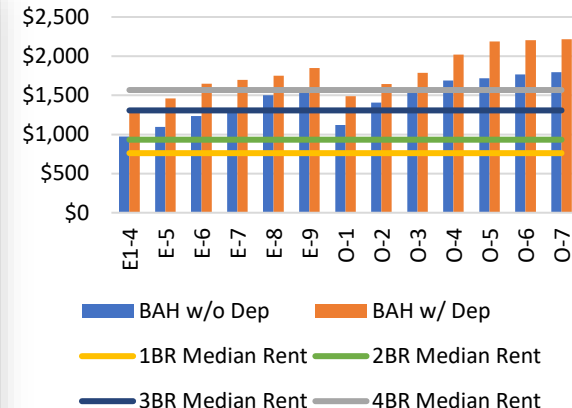
The purpose of this Housing at a Glance report is to present information about the housing within the Holloman Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, service members and their families arriving at Holloman AFB will find available housing on-base but likely face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

### Local Housing Statistics

**City, State:** Alamogordo, NM  
**County / Zip Code:** Otero / 88330  
**Population<sup>1</sup>:** 68,835  
**Percent Homeowners / Renters<sup>1</sup>:** 70%/30%  
**Avg. Sales Price (Dec 2024)<sup>2</sup>:** \$273K  
**Homes For Sale (\$250K-\$400K)<sup>4</sup>:** 96



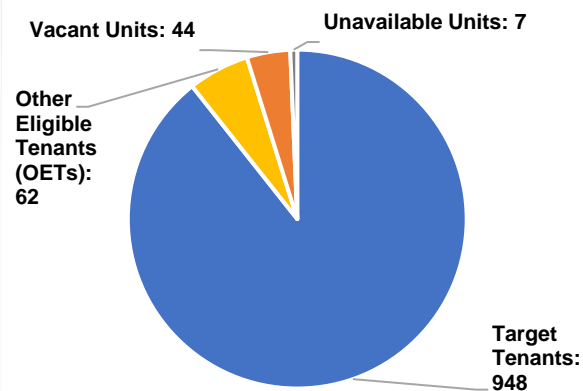
### BAH<sup>6</sup> & Median Rents<sup>7</sup>



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

### Privatized Housing<sup>3</sup>

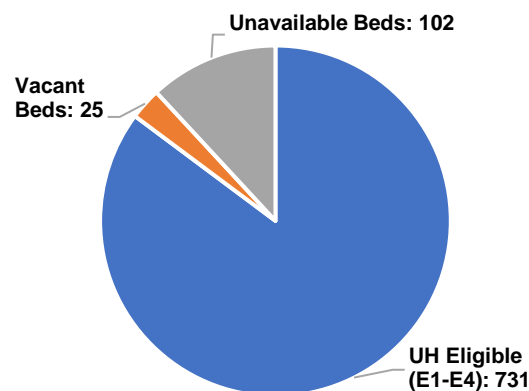
Total Units: 1061



LendLease/Soaring Heights Communities owns Holloman AFB family housing and is responsible for constructing and managing the community.

### Unaccompanied Housing (UH)<sup>5</sup>

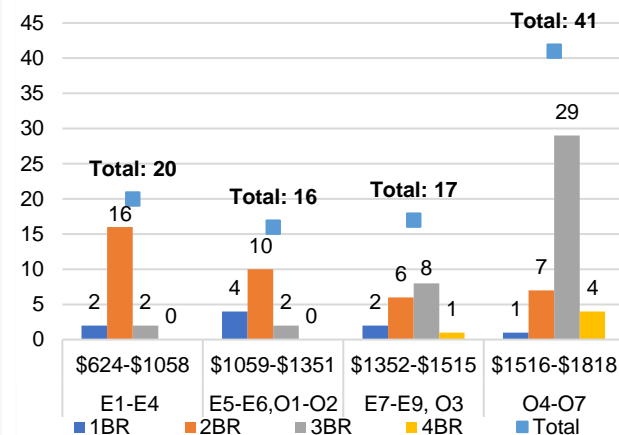
Total Beds: 858



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

### Community Rentals Available<sup>4</sup>

Total Units: 94



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.

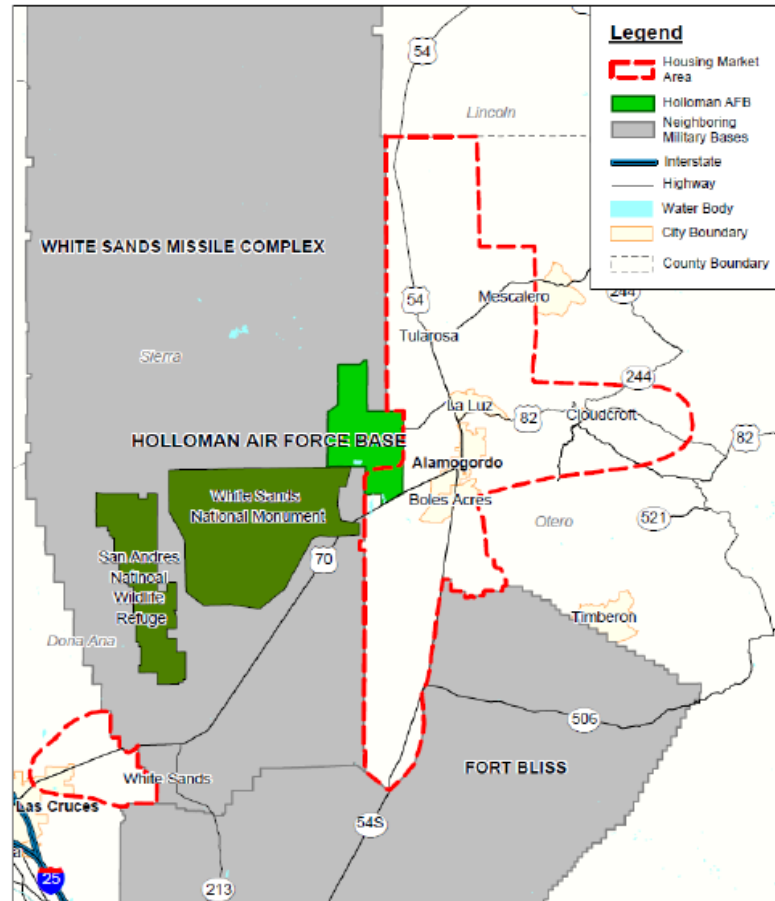


24/7 gateway to trusted information, resources, and confidential help for military members and their families.



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

### Housing Market Area – Holloman HRMA, 2017



Holloman AFB is located in Otero County, New Mexico. The closest city to the base is Alamogordo, located approximately 9.9 miles east of the base along Highway US-70 E. The Housing Market Area includes the Village of Tularosa to the north extending to Lincoln County; the Village of Cloudcroft to the east; and Boles Acres to the south. The western boundary of the housing market borders the White Sands Missile Complex but includes a small portion of Dona Ana County near Las Cruces.

### Housing Website:

[www.housing.af.mil/Home/Installations/Holloman-AFB/](http://www.housing.af.mil/Home/Installations/Holloman-AFB/)

### Military Housing Office Chief:

Samuel Ortiz;  
[samuel.ortiz@us.af.mil](mailto:samuel.ortiz@us.af.mil)

### Dorms Manager:

MSgt Cody Small;  
[cody.small@us.af.mil](mailto:cody.small@us.af.mil)

### Military & Family Readiness Center:

[www.hollomanmfr.com](http://www.hollomanmfr.com)

### Resident Advocate:

Christine Juedeman;  
[christine.juedeman@us.af.mil](mailto:christine.juedeman@us.af.mil)

### Privatized Housing Websites:

[hol.soaringheights.net](http://hol.soaringheights.net)

### PH Community Lead:

Chelsea Ballard;  
[chelsea.ballard@soaringheights.net](mailto:chelsea.ballard@soaringheights.net)



### Sources:

- 1 Market-at-a-Glance, Otero County, NM; Housing & Urban Development (HUD) 11 Feb 25
- 2 Realtor.com, Otero County, NM Dec 24
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Dec 24
- 4 Zillow.com search 20 Feb 25
- 5 enterprise Military Housing (eMH) 10 Feb 25
- 6 2025 BAH, Defense Travel Management Office
- 7 FY25 50th Percentile Rent Estimates, HUD
- 8 Housing Requirements & Market Analysis, Holloman AFB, 2017