



Joint Base San Antonio-Randolph

Housing at a Glance

March 2025



Summary

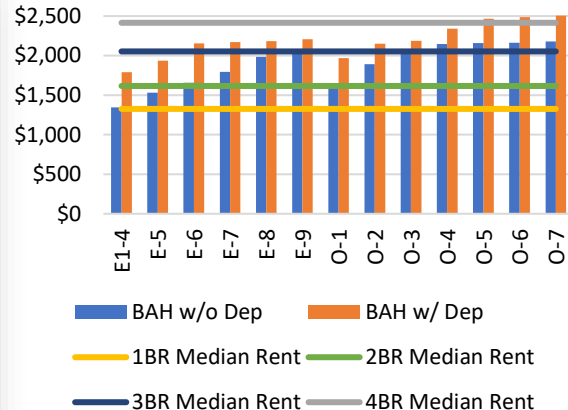
The purpose of this Housing at a Glance report is to present information about the housing within the Joint Base San Antonio (JBSA)-Randolph on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at JBSA-Randolph will likely find available housing on- and off-base. However, four-bedroom units will likely be in limited supply for the lower grades in the community.

Local Housing Statistics

City, State: San Antonio, TX
County / Zip Code: Bexar / 78257
Population¹: 2,703,999
Percent Homeowners / Renters¹: 64%/36%
Avg. Sales Price (Feb 2025)²: \$295K
Homes For Sale (\$250K-\$400K)⁴: 7676

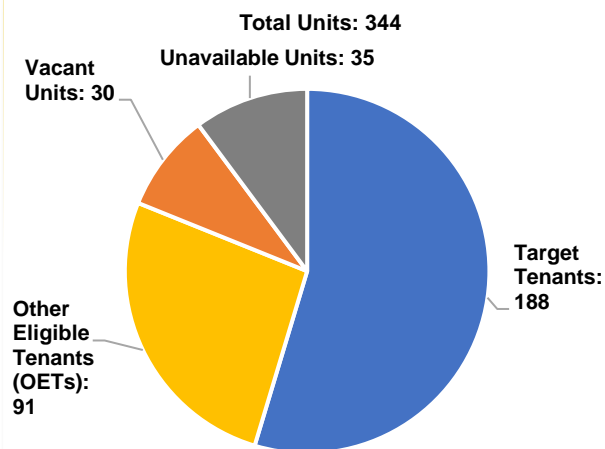


BAH⁶ & Median Rents⁷



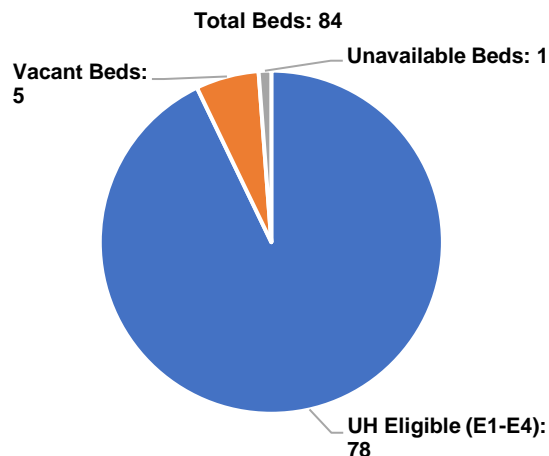
This chart shows that median rent for 3-bedroom units exceed the total BAH for grades E1 to E5 and O1 and median rent for 4-bedroom units exceed the total BAH for grades E1 to O4.

Privatized Housing^{3&5}



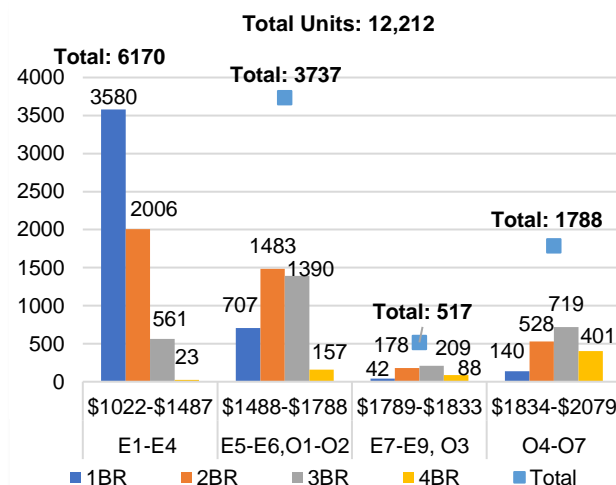
Hunt Military Communities owns JBSA-Randolph family housing and is responsible for maintaining, constructing, and managing the community.

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.

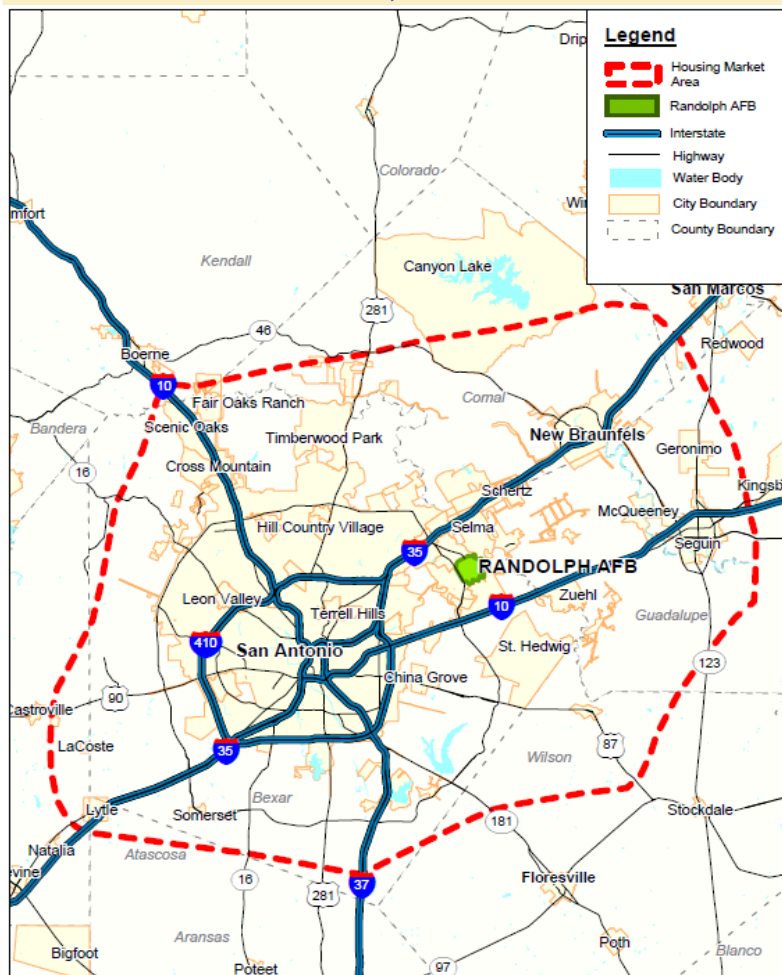


Toll-free number available 24/7 for Residents to communicate any housing concerns.

Sources:

- 1 Market-at-a-Glance, San Antonio, TX MSA; Housing & Urban Development (HUD) 18 Feb 25
- 2 Realtor.com, Bexar County, TX Feb 25
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Jan 25
- 4 Zillow.com 18 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, Joint Base San Antonio-Randolph, 2006

Housing Market Area – Joint Base San Randolph HRMA, 2006



Randolph AFB is located approximately 15 miles northeast of the City of San Antonio adjoining the community of Universal City in Bexar County. The Housing Market Area includes parts of Atascosa, Bexar, Caldwell, Comal, Guadalupe, Hays, Kendall, and Wilson counties.

Housing Website:

www.housing.af.mil/Home/Installations/Joint-Base-San-Antonio/

Military Housing Office Chief:

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Dorms Manager:

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Military & Family Readiness Center:

www.jbsa.mil/Resources/Military-Family-Readiness/

Resident Advocate:

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Privatized Housing Websites:

www.randolphfamilyhousing.com/

PH Community Lead:

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