



# Keesler Air Force Base

## Housing at a Glance

March 2025



### Summary

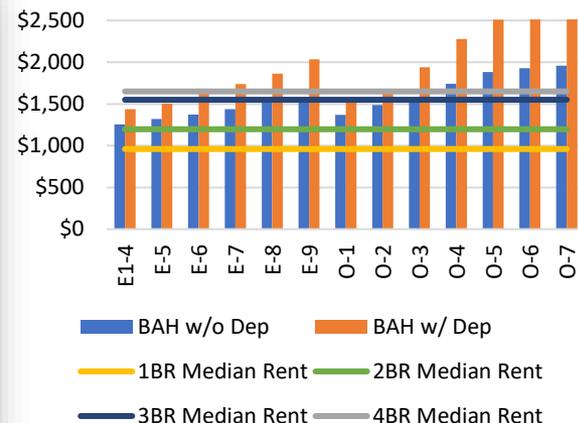
The purpose of this Housing at a Glance report is to present information about the housing within the Keesler Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Keesler AFB will likely be able to find housing on- and off-base.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

### Local Housing Statistics

|   |                  |
|---|------------------|
| City, State:                                  | Biloxi, MS       |
| County / Zip Code:                            | Harrison / 39534 |
| Population <sup>1</sup> :                     | 403,160          |
| Percent Homeowners / Renters <sup>1</sup> :   | 68%/32%          |
| Avg. Sales Price (Feb 2025) <sup>2</sup> :    | \$228K           |
| Homes For Sale (\$200K-\$400K) <sup>4</sup> : | 1081             |



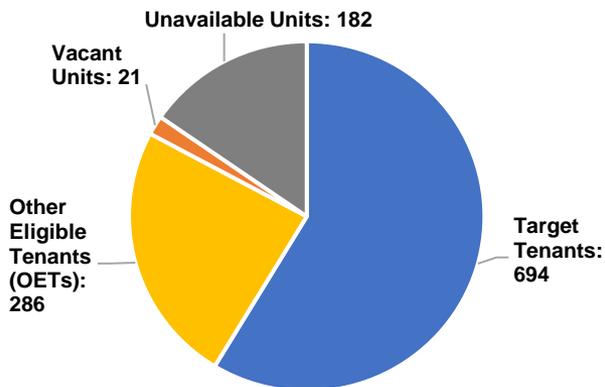
### BAH<sup>6</sup> & Median Rents<sup>7</sup>



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 E6 and O1 to O2.

### Privatized Housing<sup>3&5</sup>

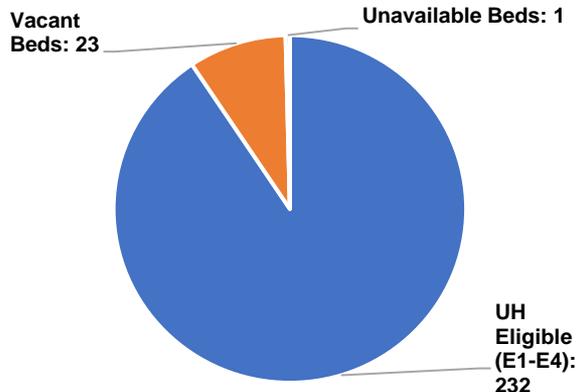
Total Units: 1183



Hunt Military Communities owns Keesler AFB family and is responsible for maintaining, constructing, and managing the community.

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

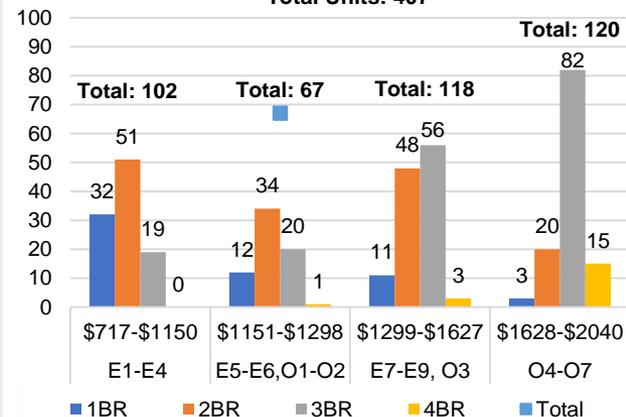
Total Beds: 256



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: 407



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:

- <sup>1</sup> Market-at-a-Glance, Biloxi MSA, MS; Housing & Urban Development (HUD) 18 Feb 25
- <sup>2</sup> Realtor.com, Harrison County, MS Feb 25
- <sup>3</sup> AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Jan 25
- <sup>4</sup> Zillow.com 6 Mar 25
- <sup>5</sup> enterprise Military Housing (eMH) 5 Mar 25
- <sup>6</sup> 2025 BAH, Defense Travel Management Office
- <sup>7</sup> FY25 50th Percentile Rent Estimates, HUD
- <sup>8</sup> Housing Requirements & Market Analysis, Keesler AFB, 2003

### Housing Market Area – Keesler HRMA, 2003



**Keesler AFB is located west of the city of Biloxi, Mississippi. Included within the Housing Market Area are most of Harrison County and a large portion of Jackson County, including the City of Pascagoula**

**Housing Website:**  
[www.housing.af.mil/Home/Installations/Keesler-AFB/](http://www.housing.af.mil/Home/Installations/Keesler-AFB/)

**Military Housing Office Chief:**  
Becky Church;  
[becky.church@us.af.mil](mailto:becky.church@us.af.mil)

**Dorms Manager:**  
MSgt Richard Jones;  
[richard.jones.55@us.af.mil](mailto:richard.jones.55@us.af.mil)

**Military & Family Readiness Center:**  
[www.discoverkeesler.com/military-family-readiness-center](http://www.discoverkeesler.com/military-family-readiness-center)

**Resident Advocate:**  
Erik Stiers;  
[erik.stiers.1@us.af.mil](mailto:erik.stiers.1@us.af.mil)

**Privatized Housing Websites:**  
[www.keeslerfamilyhousing.com](http://www.keeslerfamilyhousing.com)

**PH Community Lead:**  
Hollie Notter;  
[hollie.notter@huntcompanies.com](mailto:hollie.notter@huntcompanies.com)

