



# Kirtland Air Force Base

## Housing at a Glance

January 2025



### Summary

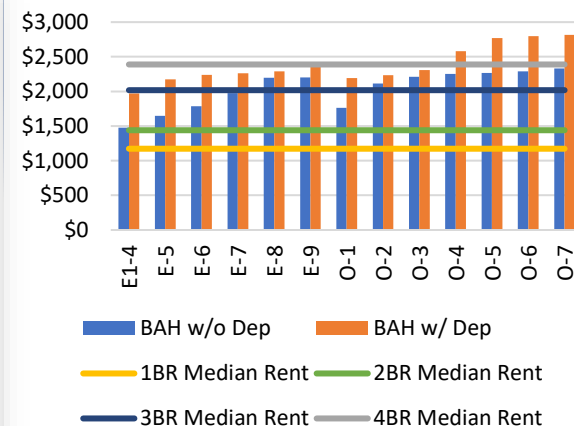
The purpose of this Housing at a Glance report is to present information about the Kirtland Air Force Base (AFB) on- and off-base housing communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Kirtland AFB will likely be able to find housing on-base, but off-base three- and four-bedroom units are limited within the BAH range of the lower grades.

### Local Housing Statistics

**City, State:** Albuquerque, NM  
**County / Zip Code:** Bernalillo / 87117  
**Population<sup>1</sup>:** 671,586  
**Percent Homeowners / Renters<sup>1</sup>:** 65%/35%  
**Avg. Sales Price (Jan 2025)<sup>2</sup>:** \$356K  
**Homes For Sale (\$250K-\$400K)<sup>4</sup>:** 809



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



This chart shows that the median rent for 4-bedroom units exceed the total BAH for grades E1 to O3.

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

Total Units: 1298

Vacant Units: 110

Unavailable Units: 0

Other Eligible Tenants (OETs): 438

Target Tenants: 750

Kirtland Military Housing owns Kirtland AFB family housing and is responsible for maintaining, constructing, and managing the community.

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

Total Units: 505

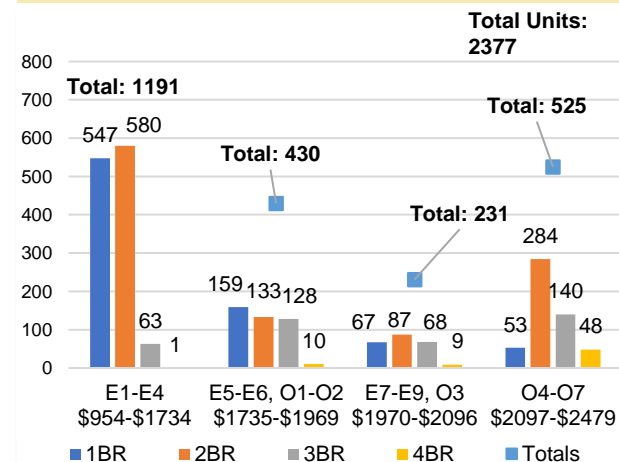
Unavailable Beds: 29

Vacant Beds: 21

UH Eligible: 455

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>



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.

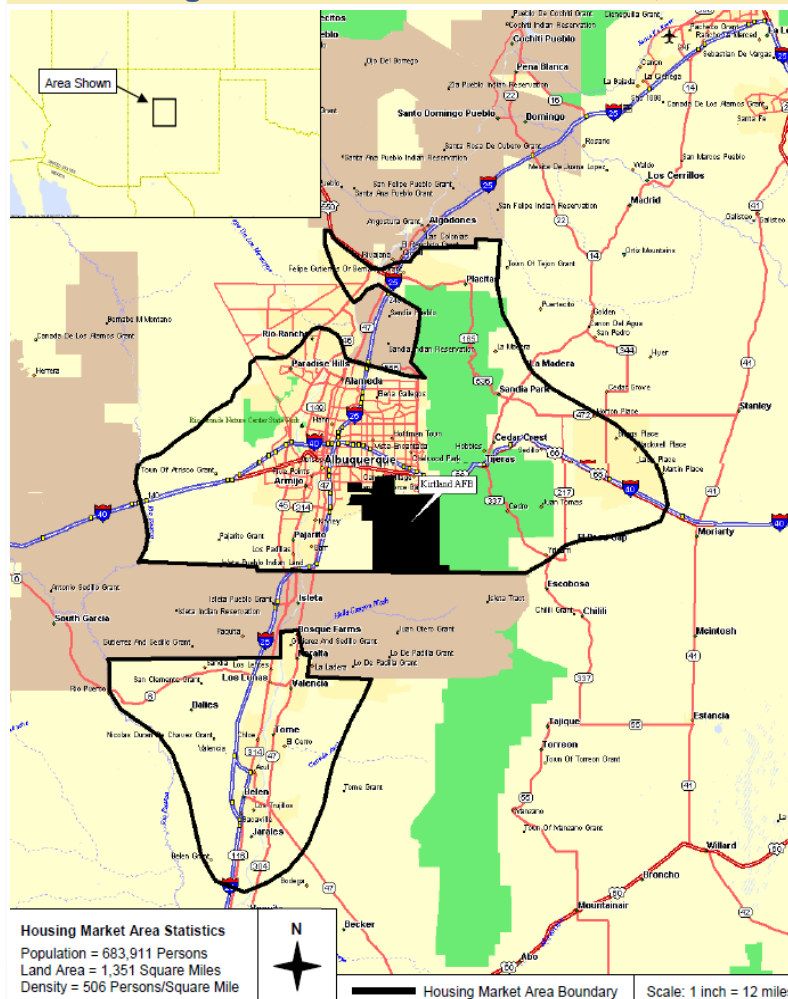


Toll-free number available 24/7 for Residents to communicate any housing concerns.

### Sources:

- 1 Market-at-a-Glance, Val Verde County, TX; Housing & Urban Development (HUD) 23 Jan 25
- 2 Realtor.com, Bernalillo County, NM Jan 24
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Jan 25
- 4 Realtor.com, 24 Jan 25
- 5 enterprise Military Housing (eMH) 21 Jan 25
- 6 2025 BAH, Defense Travel Management Office
- 7 FY25 50th Percentile Rent Estimates, HUD
- 8 Housing Requirements & Market Analysis, Kirtland, 2004

### Housing Market Area – Kirtland HRMA, 2004



**Kirtland AFB is located adjacent to the City of Albuquerque in central New Mexico. The base lies in Bernalillo County. The housing market area includes portions of Bernalillo, Sandoval, Santa Fe, Torrance, and Valencia counties.**

### Housing Website:

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

### Military Housing Office Chief:

Charles (Chuck) Crisler  
[charles.crisler.1@us.af.mil](mailto:charles.crisler.1@us.af.mil)

### Dorms Manager:

TSgt John A. Miller  
[john.miller.61@us.af.mil](mailto:john.miller.61@us.af.mil)

### Military & Family Readiness Center:

[www.kirtland.af.mil/About-Us/Airman-Family-Readiness-Center/](http://www.kirtland.af.mil/About-Us/Airman-Family-Readiness-Center/)

### Resident Advocate:

Nicole Shepard  
[nicole.shepard@us.af.mil](mailto:nicole.shepard@us.af.mil)

### Privatized Housing Website:

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

### PH Community Lead:

Scott Curtis  
[scott.curtis@huntcompanies.com](mailto:scott.curtis@huntcompanies.com)

