



# Little Rock Air Force Base

## Housing at a Glance

March 2025



### Summary

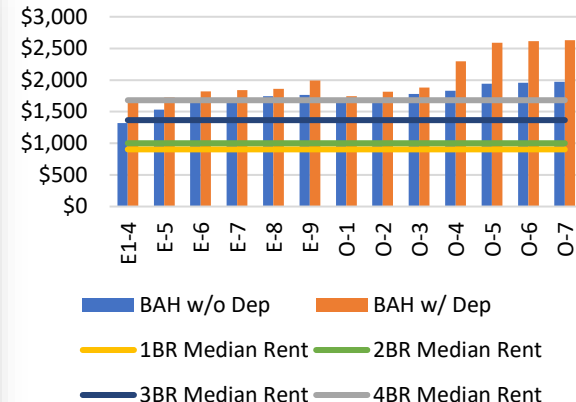
The purpose of this Housing at a Glance report is to present information about the housing within the Little Rock Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Little Rock AFB will find housing available both on- and off-base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

### Local Housing Statistics

**City, State:** Jacksonville, AR  
**County / Zip Code:** Pulaski / 72076  
**Population<sup>1</sup>:** 764,045  
**Percent Homeowners / Renters<sup>1</sup>:** 65%/35%  
**Avg. Sales Price (Feb 2025)<sup>2</sup>:** \$220K  
**Homes For Sale (\$200K-\$400K)<sup>4</sup>:** 1543



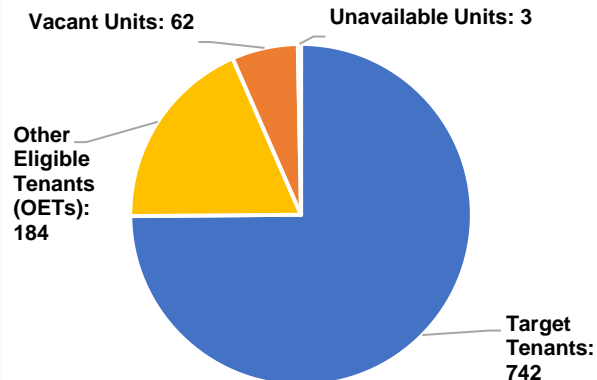
### BAH<sup>6</sup> & Median Rents<sup>7</sup>



This chart shows that the total BAH with dependents for all grades exceeds the median rent across the grades for 1 to 4-bedroom units.

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

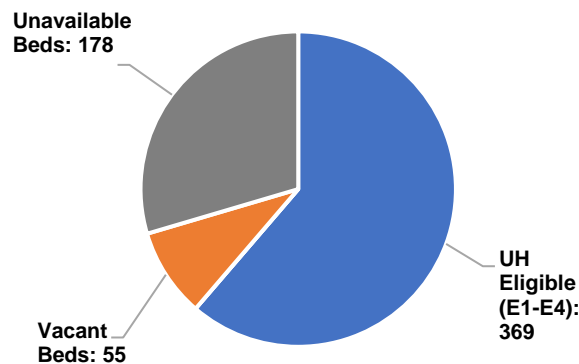
Total Units: 991



Hunt Military Communities own Little Rock AFB family housing and is responsible for maintaining, constructing, and managing the community.

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

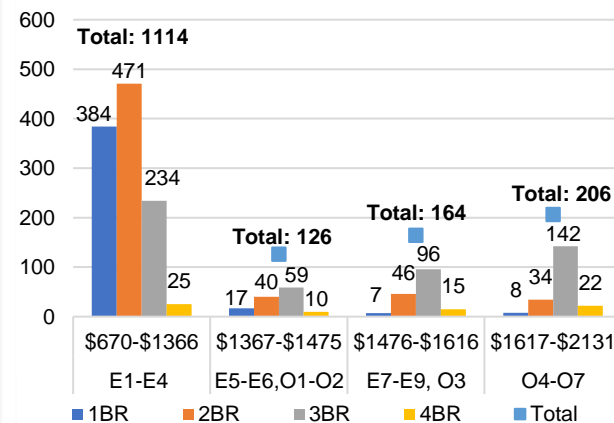
Total Beds: 602



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: 1610



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



# Little Rock Air Force Base

## Housing at a Glance

March 2025



### 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.

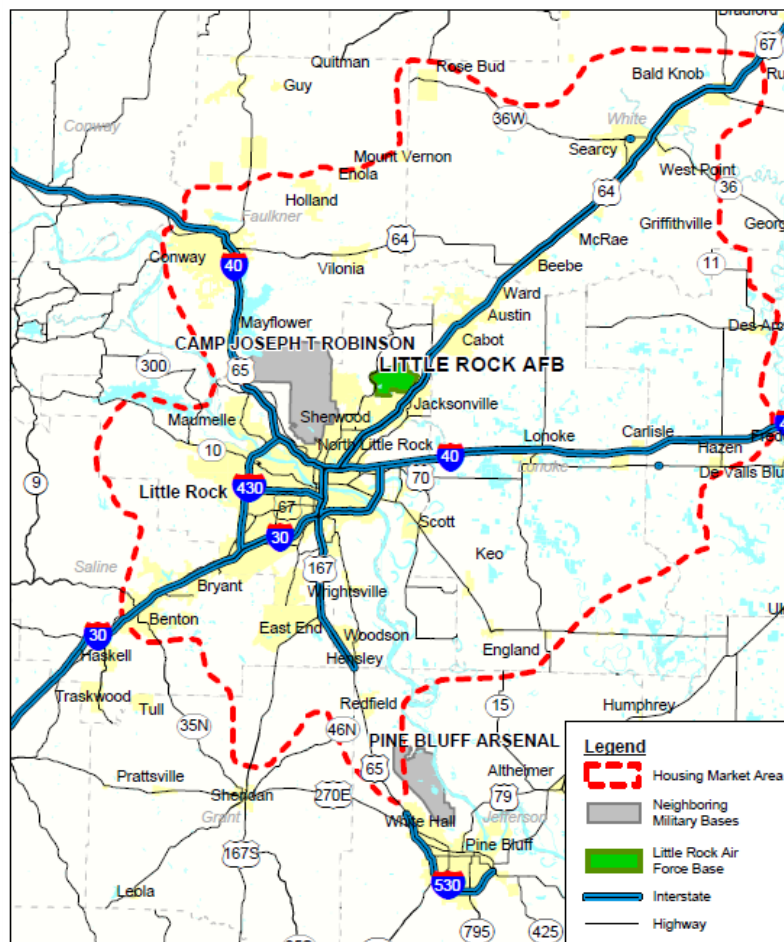


24/7 gateway to trusted information, resources, and confidential help for military members and their families.



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

### Housing Market Area – Little Rock HRMA, 2007



Little Rock AFB is located in Pulaski County, Arkansas, north of the City of Jacksonville. The Housing Market Area extends northeast along Highway 67 to include the towns of Searcy and Bald Knob. To the east, the market area extends along Interstate 40 to the White River and to the south it extends along Highway 65 to include the town of Jefferson.

### Housing Website:

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

### Military Housing Office Chief:

Nicole "Nikki" M. Dulin;  
[nicole.dulin@us.af.mil](mailto:nicole.dulin@us.af.mil)

### Dorms Manager:

Scott Greving;  
[scott.greving.1@us.af.mil](mailto:scott.greving.1@us.af.mil)

### Military & Family Readiness Center:

[www.littlerock.af.mil/Helping-Agencies/Military-and-Family-Readiness-Center/](http://www.littlerock.af.mil/Helping-Agencies/Military-and-Family-Readiness-Center/)

### Resident Advocate:

Sandy Smock;  
[sandy.smock.1@us.af.mil](mailto:sandy.smock.1@us.af.mil)

### Privatized Housing Websites:

[www.littlerock-family-housing.com](http://www.littlerock-family-housing.com)

### PH Community Lead:

Julie Wickersham;  
[julie.wickersham@huntcompanies.com](mailto:julie.wickersham@huntcompanies.com)



### Sources:

- 1 Market-at-a-Glance, Little Rock-North Little Rock-Conway AR, MSA; Housing & Urban Development (HUD) Mar 25
- 2 Realtor.com, Pulaski County, AR Feb 25
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Jan 25
- 4 Zillow.com 27 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, Little Rock AFB, 2007