



Maxwell Air Force Base

Housing at a Glance

March 2025



Summary

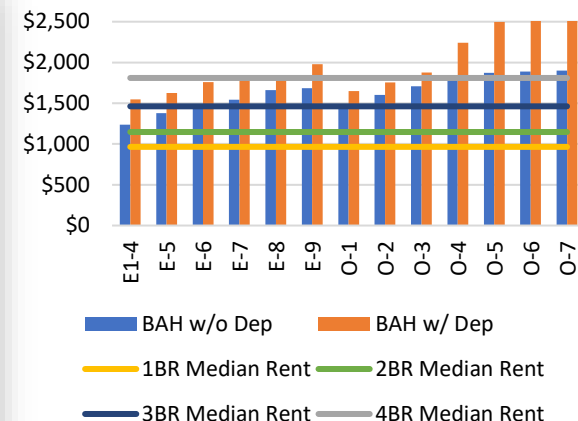
The purpose of this Housing at a Glance report is to present information about the housing within the Maxwell Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Maxwell AFB will likely find housing available on-base. Community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

Local Housing Statistics

City, State: Montgomery, AL
County / Zip Code: Montgomery / 36112
Population¹: 224,980
Percent Homeowners / Renters¹: 58%/42%
Avg. Sales Price (Feb 2025)²: \$195K
Homes For Sale (\$190K-\$400K)⁴: 689



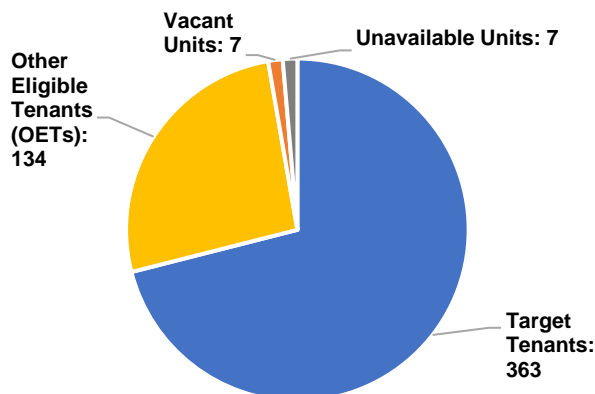
BAH⁶ & Median Rents⁷



This chart shows that the median rent for 4-bedroom units exceed the total BAH for grades E1 to E7 and O1 to O2.

Privatized Housing^{3&5}

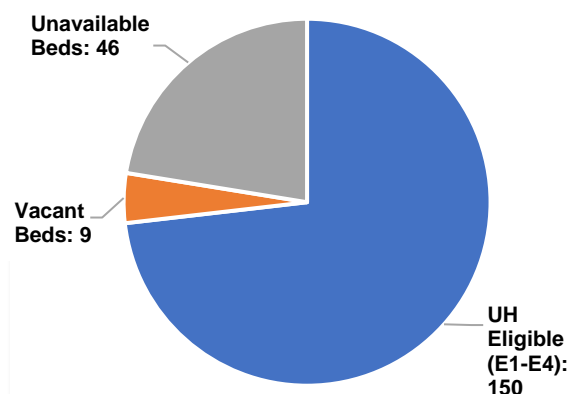
Total Units: 511



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

Unaccompanied Housing (UH)⁵

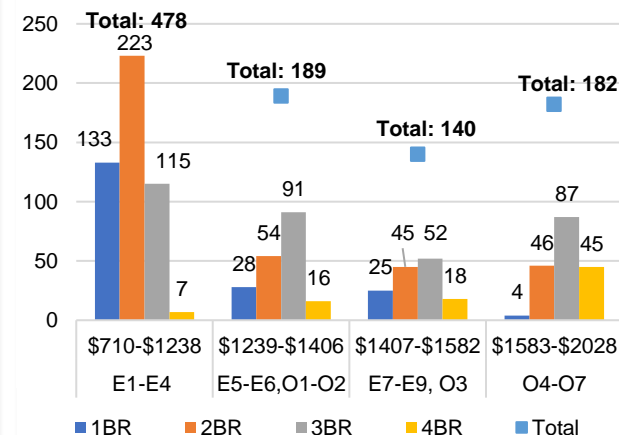
Total Beds: 205



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

Community Rentals Available⁴

Total Units: 989



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



Maxwell 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.

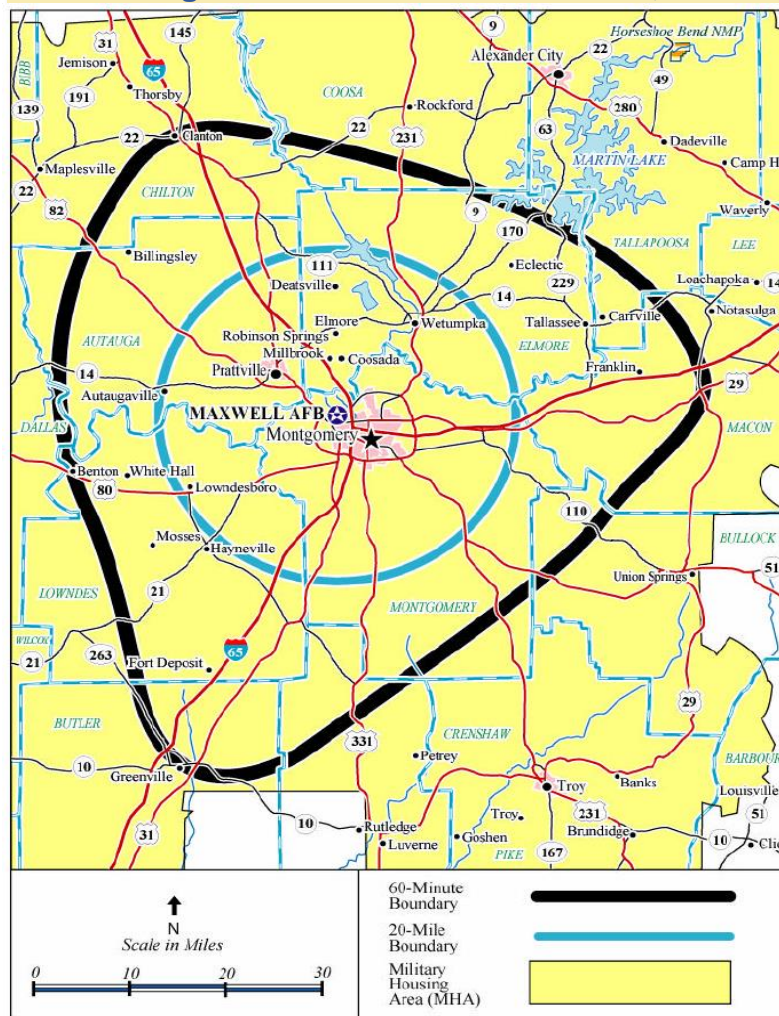


24/7 gateway to trusted information, resources, and confidential help for military members and their families.



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

Housing Market Area – Maxwell HRMA, 2003



Maxwell AFB is located in Montgomery, Alabama. The Housing Market Area includes most of Montgomery, Elmore, Autauga, and Lowndes counties and portions of Coosa, Tallapoosa, Macon, Bullock, Crenshaw, Butler, and Chilton counties.

Housing Website:

www.housing.af.mil/Home/Installations/Maxwell-AFB/

Military Housing Office Chief:

Dennis R. Fonville;
dennis.fonville@us.af.mil

Dorms Manager:

John E. Jones;
john.jones.121@us.af.mil

Military & Family Readiness Center:

lifeatthemax.us/military-family-readiness-center

Resident Advocate:

Brian J. White;
brian.white.53@us.af.mil

Privatized Housing Websites:

www.maxwellfamilyhousing.com

PH Community Lead:

Joe Johnson;
joe.johnson@huntcompanies.com



Sources:

- 1 Market-at-a-Glance, Montgomery County, AL; Housing & Urban Development (HUD) 18 Feb 25
- 2 Realtor.com, Montgomery County, AL 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, Maxwell AFB, 2003