



# Vance Air Force Base

## Housing at a Glance

March 2025



### Summary

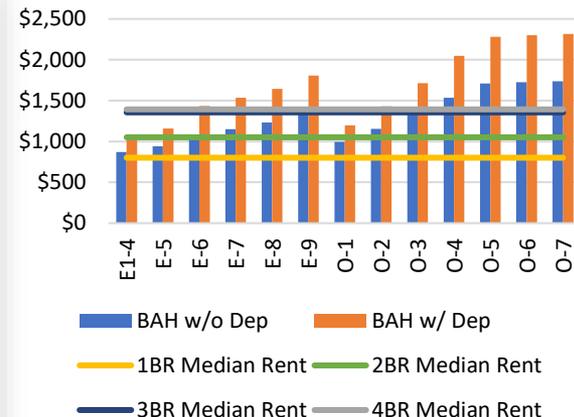
The purpose of this Housing at a Glance report is to present information about the housing within the Vance Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Vance AFB will be able to find housing on-base but face very limited housing choices in the community.

### Local Housing Statistics

City, State:	Enid, OK
County / Zip Code:	Garfield / 73701
Population <sup>1</sup> :	62,023
Percent Homeowners / Renters <sup>1</sup> :	66%/34%
Avg. Sales Price (Feb 2025) <sup>2</sup> :	\$136K
Homes For Sale (\$130K-\$400K) <sup>4</sup> :	126



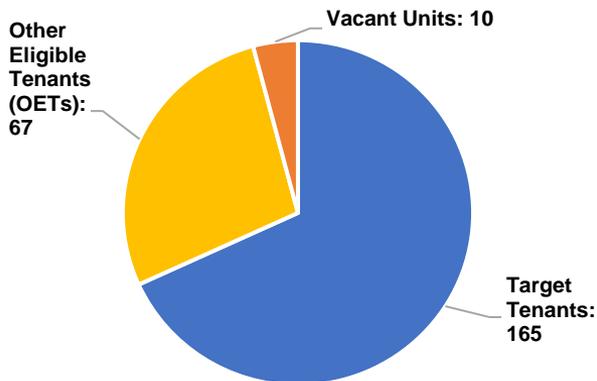
### BAH<sup>6</sup> & Median Rents<sup>7</sup>



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

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

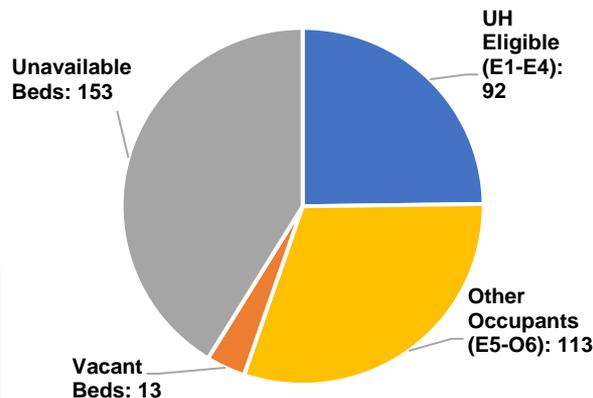
Total Units: 242



Hunt Military Companies own Vance AFB family housing and is responsible for maintaining, constructing, and managing the community.

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

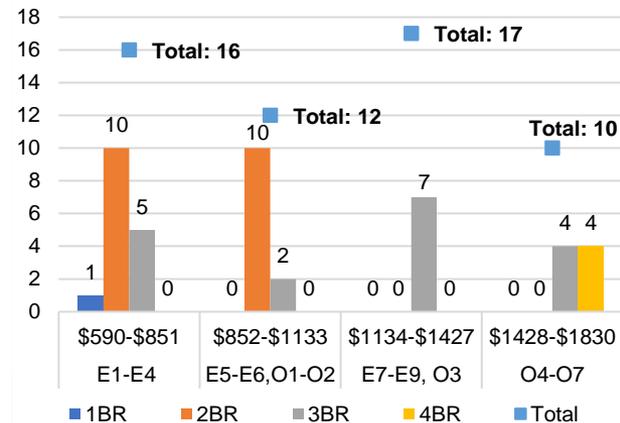
Total Beds: 371



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: 55



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.

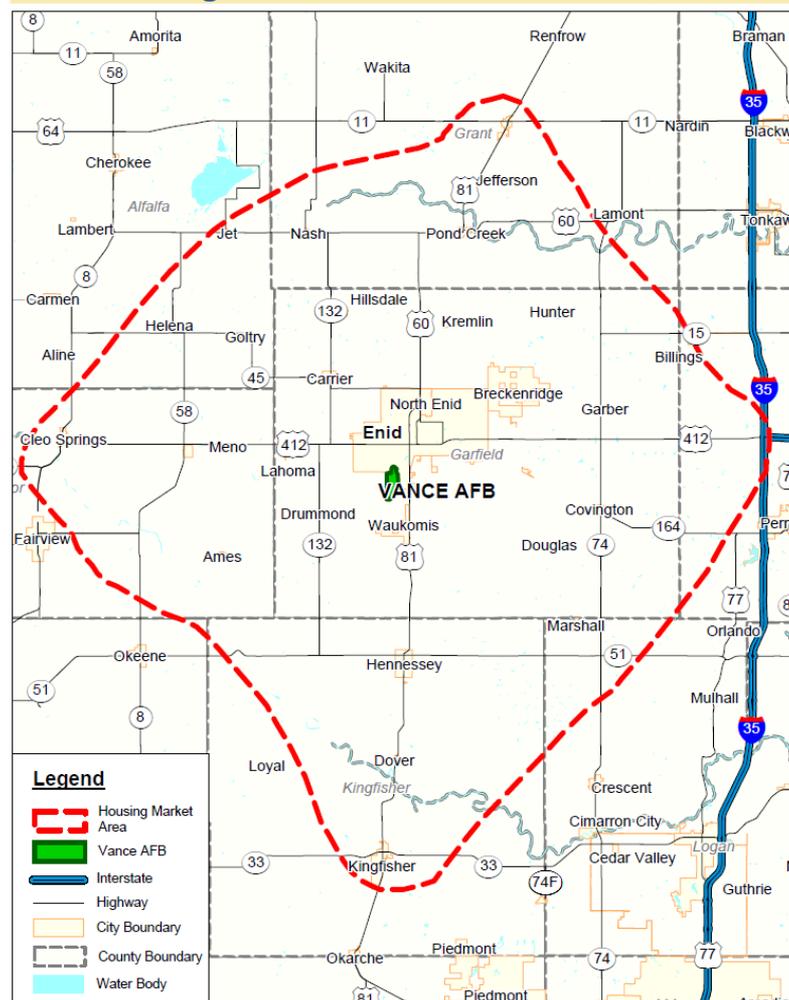


Toll-free number available 24/7 for Residents to communicate any housing concerns.

### Sources:

- 1 Market-at-a-Glance, Garfield County, OK; Housing & Urban Development (HUD) 18 Feb 25
- 2 Realtor.com, Garfield County, OK 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, Vance AFB, 2006

## Housing Market Area – Vance HRMA, 2006



**Vance AFB is located south of the City of Enid in Garfield County, Oklahoma. The Housing Market Area includes all of Garfield County and portions of Alfalfa County, Grant County, Kingfisher County, Logan County, Major County, and Noble County.**

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

**Military Housing Office Chief:**  
Natalie Pye;  
[natalie.pye@us.af.mil](mailto:natalie.pye@us.af.mil)

**Dorms Manager:**  
Natasha Blom;  
[natasha.blom.1@us.af.mil](mailto:natasha.blom.1@us.af.mil)

**Military & Family Readiness Center:**  
[www.vanceafb71fss.com/military-family-readiness-center](http://www.vanceafb71fss.com/military-family-readiness-center)

**Resident Advocate:**  
Stephen Rosebrook;  
[stephen.rosebrook.4@us.af.mil](mailto:stephen.rosebrook.4@us.af.mil)

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

**PH Community Lead:**  
Sally Eveland;  
[sally.eveland@huntcompanies.com](mailto:sally.eveland@huntcompanies.com)

