

# Seymour Johnson AFB Housing

## Guide

Seymour Johnson AFB sits five miles outside Goldsboro, North Carolina, and the housing market around it has one honest variable that most PCS guides don't front-load clearly enough.

Wayne County Public Schools serves every military family in the area, on base or off. The district ranks in the bottom half of North Carolina's public school system by standardized testing. For families with school-age children, that single fact should drive the neighborhood research before commuting distance, price, or anything else.

[Contact us today!](#)

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## What Makes Housing at Seymour Johnson Different

Seymour Johnson is home to the 4th Fighter Wing and its fleet of F-15E Strike Eagles, which means the operational tempo here runs early and runs fast. Most families describe their first week as a genuine adjustment, particularly around the flight schedule, which affects noise levels and muster timing in ways that influence how close to base actually feels versus how close it looks on a map.

The base sits near Goldsboro, a mid-size North Carolina city with a lower cost of living than most Air Force assignments. BAH here goes considerably further toward ownership than at coastal or metro-adjacent duty stations, which makes buying with a VA loan genuinely accessible at pay grades where it feels out of reach elsewhere.

Wilson, Smithfield, and the towns further from base offer distinct school districts outside Wayne County, which matters for families whose primary housing concern is finding a stronger academic environment. Those families are trading commute minutes for a different educational system entirely, and the trade is worth calculating honestly before signing anything.

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## **On-Base Housing at Seymour Johnson AFB**

On-base family housing at Seymour Johnson AFB is privatized, with resident services and leasing handled through the on-site housing office. Contact the Housing Management Office at (919) 722-0362 the day orders arrive, and visit the Privatized Housing Office at (919) 988-6920 before signing any off-base lease or purchase agreement. All new arrivals must check in with the HMO during in-processing regardless of their housing plan.

**Is it available?** Yes, with waitlists that vary by bedroom category and time of year.

**What you need to apply:** PCS orders and DD Form 1746, submitted as early as possible.

**What to ask before applying:**

- **Current wait times** for your specific bedroom entitlement and rank
- **Which neighborhoods** are available for your rank category
- **School zone assignment** for your assigned address, since Wayne County schools vary meaningfully within the district
- **Pet policies** including breed and weight restrictions before committing

Unaccompanied Housing at Seymour Johnson covers single service members in the E-1 through E-4 range with fewer than three years of service. The Southern Pines Inn handles temporary lodging at (919) 722-0385, and reserving early matters when PCSing between May and August.

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## **Where Military Families Live Near Seymour Johnson AFB**

Goldsboro itself is the default starting point for most incoming families, and for good practical reasons. The commute stays short, rental inventory is the widest near base, and the cost of living runs genuinely low by any military comparison. The school question is the honest offset, and families who choose Goldsboro for the commute and price typically know they are making that trade consciously.

**Goldsboro and Rosewood** sit closest to the base, typically ten minutes or under to the main gate. Rental pricing stays accessible and the military family presence is strong enough that landlords understand PCS timelines without much explanation. Families without school-age children or families comfortable with the Wayne County district land here most often.

**Pikeville and Princeton** sit northeast of Goldsboro, roughly twenty minutes from base, and offer more land and quieter residential character without adding significant drive time. These communities stay within Wayne County for schools, so the district question doesn't change, but families get more space for comparable or lower rental costs.

**Mount Olive** sits southeast of Goldsboro, about twenty to twenty-five minutes away, and has a genuine small college town character shaped by Mount Olive University. The community feel is distinct from Goldsboro proper, and families who want a neighborhood identity beyond a standard military suburb often mention it positively.

**Wilson** sits roughly thirty minutes north and falls under Wilson County Schools, a separate system from Wayne County with different performance profiles. Families with school-age children who want an alternative to Wayne County often research Wilson alongside the commute trade-off. The city has more retail and restaurant variety than Goldsboro and a larger housing inventory at accessible prices.

**Smithfield** sits about thirty minutes west and falls within Johnston County Schools, one of the stronger-performing districts in the eastern North Carolina region. Families who identify school district quality as their

primary housing variable and are comfortable with the commute extension consistently mention Johnston County as the reason they chose Smithfield.

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SEYMOUR JOHNSON AFB



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NEIGHBORHOOD COMPARISON MATRIX

★ OFF-BASE LIVING OPTIONS NEAR SEYMOUR JOHNSON AFB, GOLDSBORO, NC ★

| NEIGHBORHOOD            | COMMUTE TO BASE               | SCHOOL DISTRICT                | PRICE LEVEL      | BEST FOR                                                                 |
|-------------------------|-------------------------------|--------------------------------|------------------|--------------------------------------------------------------------------|
| Goldsboro and Rosewood  | 10–15 minutes<br>via US-117 S | Wayne County Public Schools    | Low to Moderate  | Budget-conscious families who want convenience to base and amenities     |
| Pikeville and Princeton | 15–20 minutes<br>via NC-581 S | Wayne County Public Schools    | Low              | Families seeking rural feel and more space at lower cost                 |
| Mount Olive             | 20–30 minutes<br>via US-117 S | Mount Olive City Schools       | Low to Moderate  | Families prioritizing the strong local school system and small-town feel |
| Wilson                  | 30–35 minutes<br>via US-117 N | Wilson County Schools          | Moderate         | Families wanting more shopping, dining, and urban conveniences           |
| Smithfield              | 35–40 minutes<br>via I-795 S  | Johnston County Public Schools | Moderate to High | Families seeking top-rated schools and newer subdivisions                |



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## Should You Rent or Buy Near Seymour Johnson AFB?

| Situation          | Better Option |
|--------------------|---------------|
| Tour under 2 years | Rent          |

|                                             |                                                            |
|---------------------------------------------|------------------------------------------------------------|
| School quality is the top priority          | Decide district first, then neighborhood, then rent vs buy |
| Tour 3 or more years in Goldsboro           | Consider buying                                            |
| Targeting Smithfield or Wilson with VA loan | Buying makes strong financial sense                        |
| New to eastern North Carolina               | Rent first, drive the school zones before committing       |
| On-base waitlist as a parallel track        | Rent short-term while waitlist processes                   |

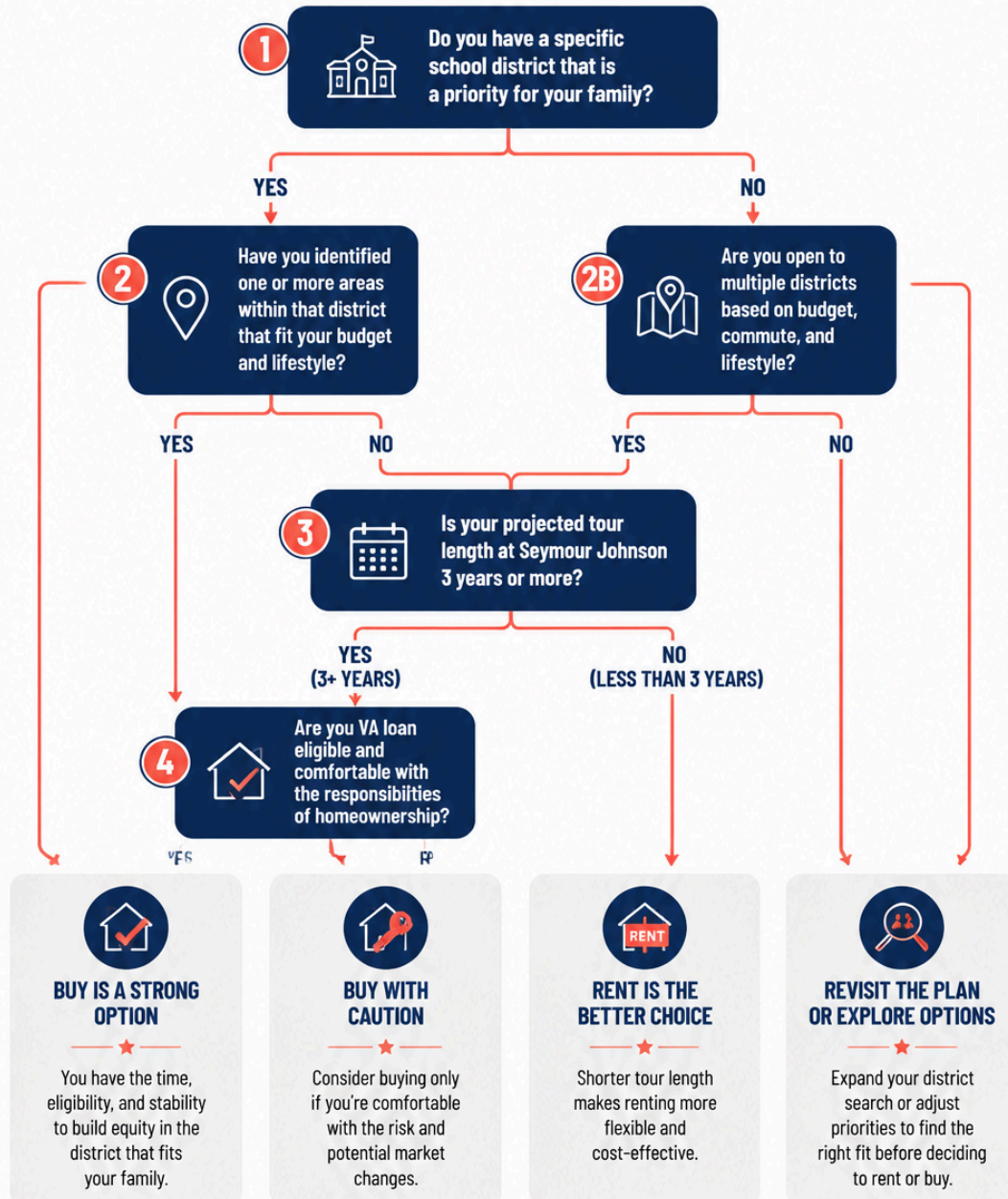
Seymour Johnson is one of the more financially accessible Air Force markets in the country for [VA loan buyers](#). Goldsboro-area home prices sit well below the national median, which means BAH here translates into real purchasing power at pay grades where ownership feels out of reach at other duty stations. Families who buy here and later PCS typically find a steady rental tenant pool given the base's consistent personnel rotation.

Renting first genuinely helps any family still working through the school district question, since the Johnston County versus Wayne County decision determines the neighborhood, and the neighborhood determines whether renting or buying makes more financial sense in that specific area.

# SEYMOUR JOHNSON AFB

# RENT vs BUY DECISION GUIDE

★ ★ ★ A SCHOOL DISTRICT-FIRST APPROACH TO YOUR HOUSING DECISION ★ ★ ★



At Seymour Johnson AFB, the right school district comes first.  
Your housing decision comes second.

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# How Far BAH Goes Near Seymour Johnson AFB

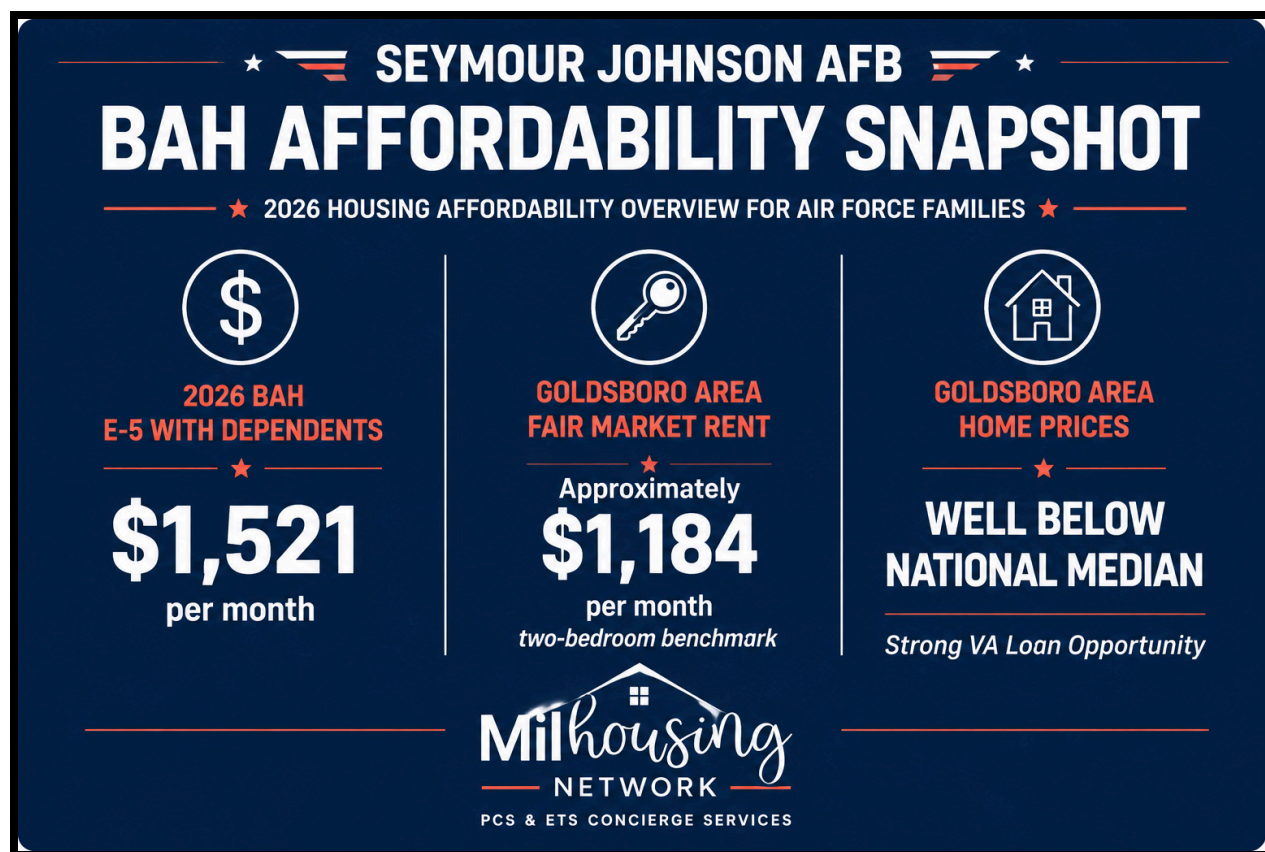
Seymour Johnson AFB falls under its own Military Housing Area covering the Goldsboro region. An E-5 with dependents receives \$1,521 per month in 2026. An E-4 with dependents receives \$1,500 per month. Rates increase meaningfully at E-6 and above.

The federal fair market rent benchmark for a two-bedroom unit in the Goldsboro area runs approximately \$1,184 per month, which means most family-sized rentals in Goldsboro and Rosewood fall comfortably within BAH for E-5 and above without a significant monthly gap.

The buying picture is even more favorable. Goldsboro-area home prices sit well below the national median, and the combination of the VA loan's zero down payment with a BAH that covers a realistic monthly mortgage payment makes ownership genuinely accessible at this installation in a way that isn't true at most Air Force duty stations.

North Carolina does not tax military pay for active-duty service members whose state of legal residence is outside North Carolina. Confirm your residency status with a tax professional if you are considering establishing North Carolina residency during this assignment.

Verify your exact rate at the [DoD BAH Rate Lookup](#) using ZIP code 27531 before finalizing any housing budget.



## Commute, Gates, and Daily Access

US-70 and US-117 are the primary corridors connecting Goldsboro and the surrounding towns to the base. Goldsboro and Rosewood addresses stay within ten minutes of the main gate under most conditions. Pikeville and Princeton add roughly ten minutes. Wilson and Smithfield both run close to thirty minutes depending on route and time of day.

Gate access and visitor procedures should be confirmed with your sponsor or the Housing Management Office before your first week, since access protocols change periodically and the 4th Fighter Wing's operational

schedule affects gate patterns in ways that standard base guides don't capture.

The 4th Fighter Wing's flight schedule runs early. Families who choose neighborhoods further from base to access different school districts should drive their actual commute at actual muster time, since a thirty-minute drive that seems manageable on a Saturday afternoon feels different at 0530 on a weekday before a full duty day.

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## **Your First 30 Days: What to Do and When**

- Contact the Housing Management Office at (919) 722-0362 the day orders arrive, since all arrivals must check in here regardless of housing plan
- Decide the school district question before touring any neighborhood, since Wayne County, Johnston County, and Wilson County all serve different parts of the commute zone
- Contact the School Liaison Officer at (919) 722-1123 before finalizing any neighborhood if you have school-age children
- Book the Southern Pines Inn at (919) 722-0385 as early as travel dates are confirmed, since Goldsboro commercial alternatives run limited during peak season
- Confirm North Carolina residency implications with a tax professional before making any lease or purchase decision if you are considering establishing state residency here

# YOUR FIRST 30 DAYS AT SEYMOUR JOHNSON AFB



## YOUR CHECKLIST FOR A SMOOTH PCS ARRIVAL

☐

1

Contact Housing Management Office  
Day Orders Arrive

☐

2

Decide School District Before  
Touring Any Neighborhood

☐

3

Call School Liaison Officer at  
(919) 722-1123

☐

4

Book Southern Pines Inn  
Before Travel Dates

☐

5

Confirm North Carolina Residency  
Implications With Tax Professional

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## Find the Right Fit for Your Family

| Need                                            | Where to Start                                                   |
|-------------------------------------------------|------------------------------------------------------------------|
| Shortest commute, widest inventory              | Goldsboro and Rosewood                                           |
| More space without adding much commute          | Pikeville or Princeton                                           |
| Distinct small-town character                   | Mount Olive                                                      |
| Alternative school district, manageable commute | Wilson, Wilson County Schools                                    |
| Strongest nearby school district                | Smithfield, Johnston County Schools                              |
| VA loan buying at E-5 and above                 | Goldsboro for most accessible monthly math                       |
| Single service members                          | Contact HMO at (919) 722-0362 for unaccompanied housing guidance |
| Pets                                            | Confirm on-base housing policies before applying                 |

Connect with military families who know eastern North Carolina.

The MilHousing Network Seymour Johnson community on Facebook is where Air Force families share school district comparisons, neighborhood recommendations, commute realities during the flight schedule, and the local knowledge that never makes it into official welcome packets.

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## Local Housing Market Near Seymour Johnson AFB

| Metric                                    | Current Picture                                                 |
|-------------------------------------------|-----------------------------------------------------------------|
| Goldsboro area fair market rent benchmark | Approximately \$1,184 per month for a two-bedroom unit          |
| Family-sized rental range near base       | Varies above the benchmark for three and four-bedroom units     |
| Goldsboro area home prices                | Well below the national median, strong VA loan opportunity      |
| Johnston County home prices               | Above Goldsboro market but still accessible for most pay grades |
| Rental competitiveness                    | Moderate near base, more limited in the outer towns             |

|         |                                                                                                  |
|---------|--------------------------------------------------------------------------------------------------|
| BAH fit | Comfortable coverage in Goldsboro for E-5 and above, strong buying power across the commute zone |
|---------|--------------------------------------------------------------------------------------------------|

Get personalized housing help near Seymour Johnson AFB.

[Contact us today!](#)

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## Frequently Asked Questions

**Does Seymour Johnson AFB have on-base family housing?** Yes.

On-base family housing is privatized and managed through the Privatized Housing Office at (919) 988-6920. Contact the Housing Management Office at (919) 722-0362 the day orders arrive. All incoming personnel must check in with the HMO during in-processing regardless of housing plan.

**Are there DoDEA schools at Seymour Johnson AFB?** No. Every military child in the area attends Wayne County Public Schools or a school in an adjacent county depending on their home address. Wayne County ranks in the bottom half of North Carolina districts on standardized testing. Contact the School Liaison Officer at (919) 722-1123 before choosing any neighborhood if schools are a priority.

**What is BAH at Seymour Johnson AFB in 2026?** An E-5 with dependents receives \$1,521 per month and an E-4 with dependents receives \$1,500 per month. Rates increase at E-6 and above. Verify your exact figure at the [DoD BAH lookup](#) using ZIP code 27531.

**Should I rent or buy near Seymour Johnson AFB?** Renting suits tours under two years or families still working through the school district question. For tours of three or more years, buying in Goldsboro with a VA loan is worth a serious look. Home prices here sit well below the national median, which makes ownership genuinely accessible at pay grades where it feels out of reach at most other Air Force installations.

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We can help you more. [Contact us today!](#)