



Nichols, Wisconsin.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

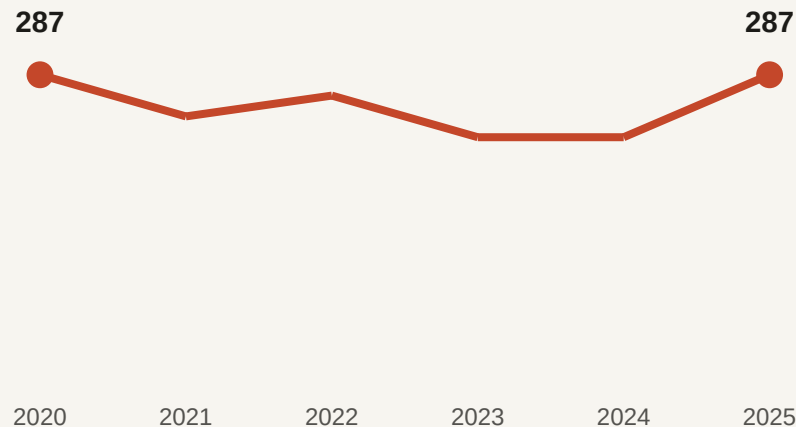


POPULATION

Down 0.0% since 2020.

287

people, the 551st-largest of Wisconsin's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.7%

of 60 jobs located in Nichols are filled by in-commuters.



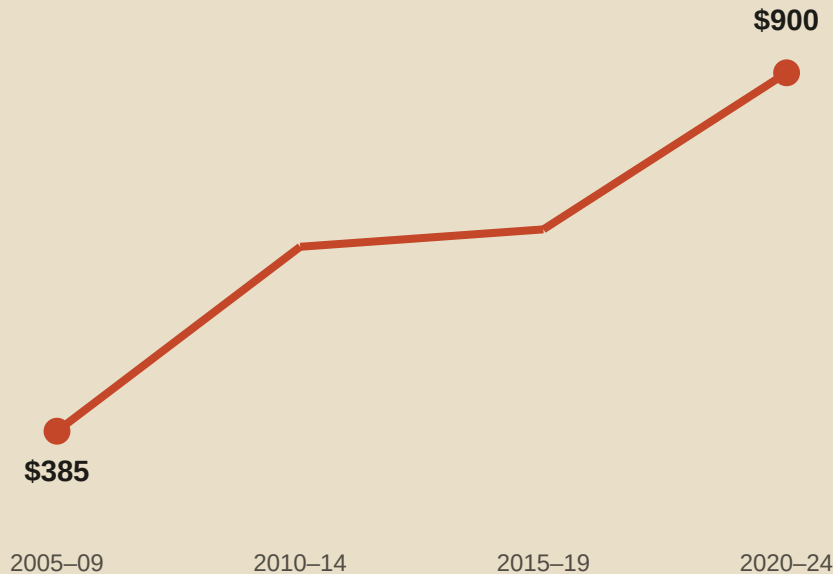
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 134%
since the 2005–2009
survey, before inflation.

\$900

a month. Wisconsin's median is \$1,087.





THE SEAM

Cross one tract line and median rent doubles.

A \$741 gap between neighbors, the sharpest rent edge between adjacent tracts in Outagamie County.

TRACT 127

\$783

TRACT 126.02

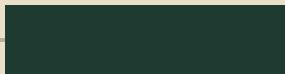
\$1,524



ROOM TO BUILD

The median rent is above what local wages can carry.

\$304–\$456



\$900 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

98%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.8% to the 122 homes here.

0–1

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 31%
less than Wisconsin's.

\$184,400

median home value in Nichols.

Nichols



\$184,400

Wisconsin



\$266,500

U.S.



\$332,700



THAT WAS NICHOLS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/wi/nichols/**](https://almanacdata.ai/e/wi/nichols/)

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