

Nichols 29581

ZIP code · SC · South Carolina > Horry County > Nichols

STRONG BUYER'S MARKET

\$63K

MEDIAN SALE PRICE

-49.8%

1-YR CHANGE

26

SALES (12 MO)

\$114K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 5 / 100



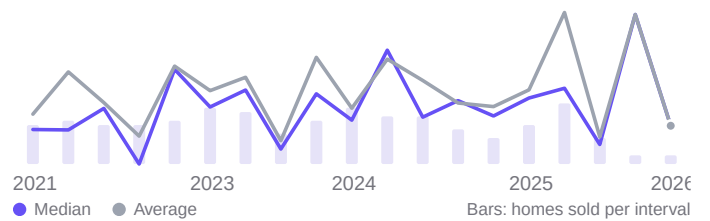
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

5 / 100

Sale prices

Median \$88K · Average \$88K

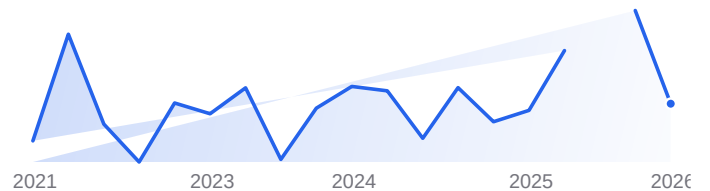
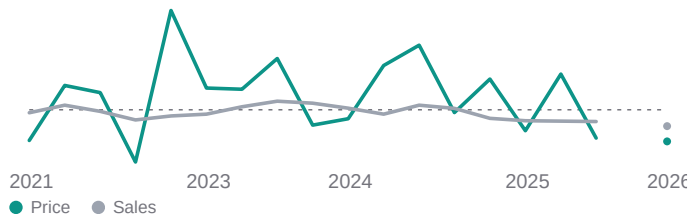


Growth (year over year)

Price -49.8% · Sales -25.7%

Price per square foot

\$112/ft²

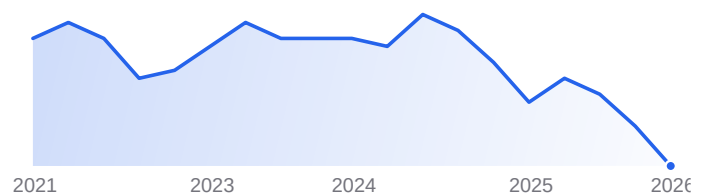
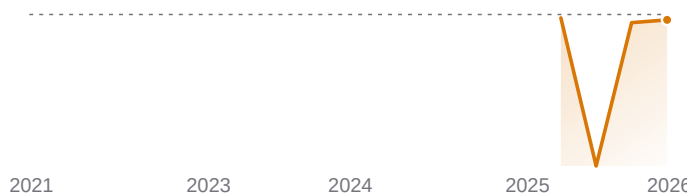


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

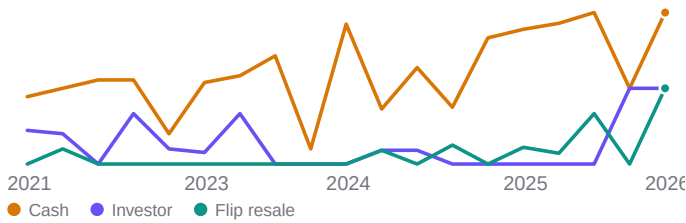
1.2%



BUYERS & OUTCOMES

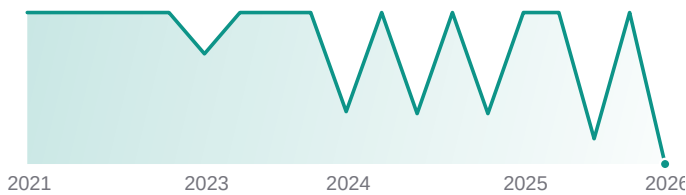
Buyer mix

Cash 100% · Investor 50% · Flip resale 50%



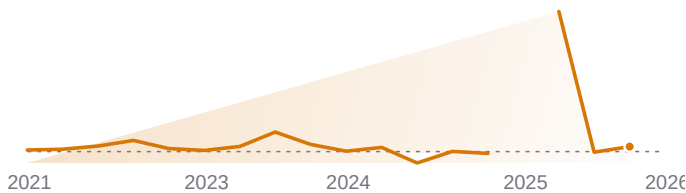
Sellers who sold at a gain

0%

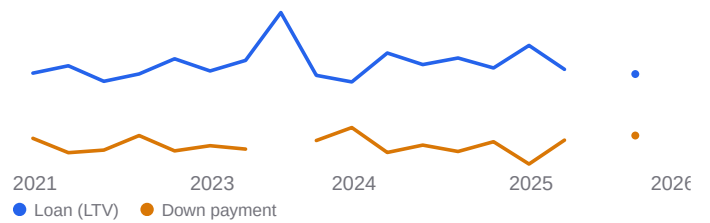


Median annualized return at resale

+12.5%

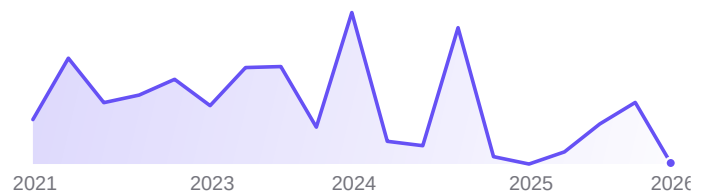


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



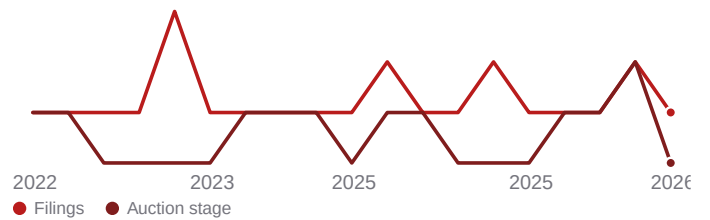
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,140
Median value (AVM)	\$114K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1980
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.8%
Owner occupied	48%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	5,121
Density	31 / mi²
Median household income	\$47K
Average household income	\$62K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	142
Homes occupied	86%
Bachelor's or higher	5%
Poverty rate	22.3%
Unemployment	1.1%
Average temp	63°F
Annual precip	50 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.