

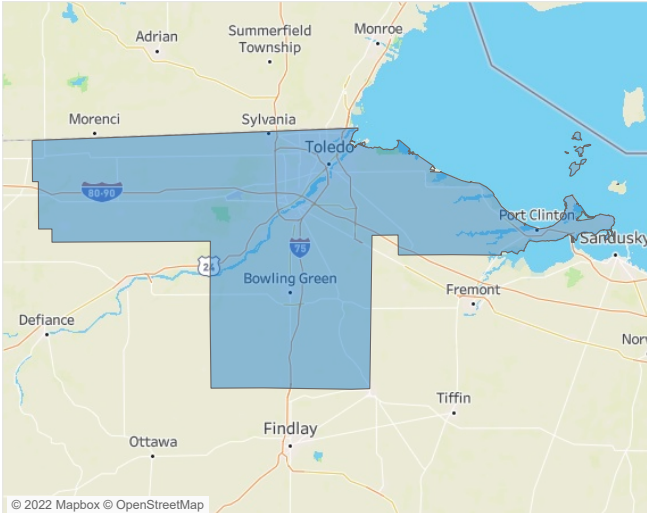


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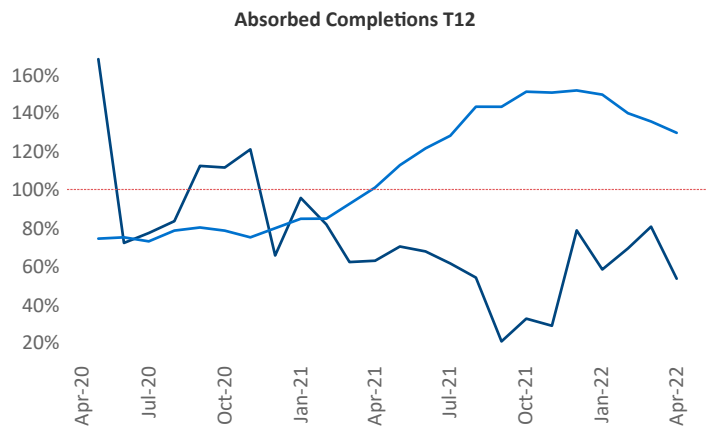
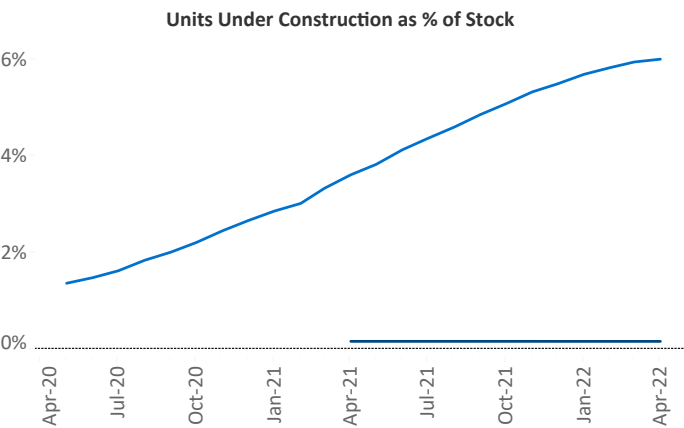
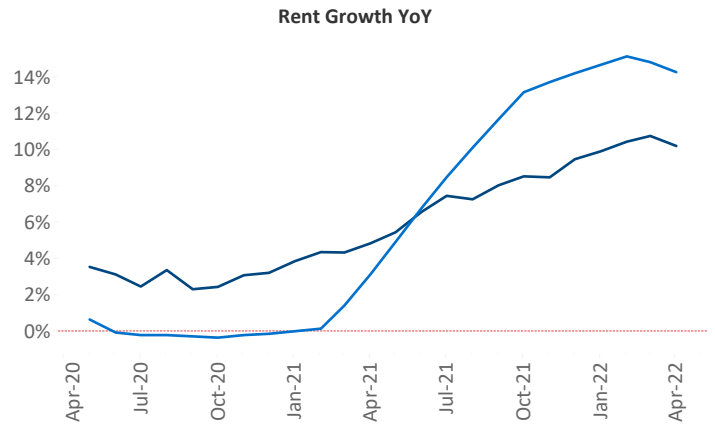
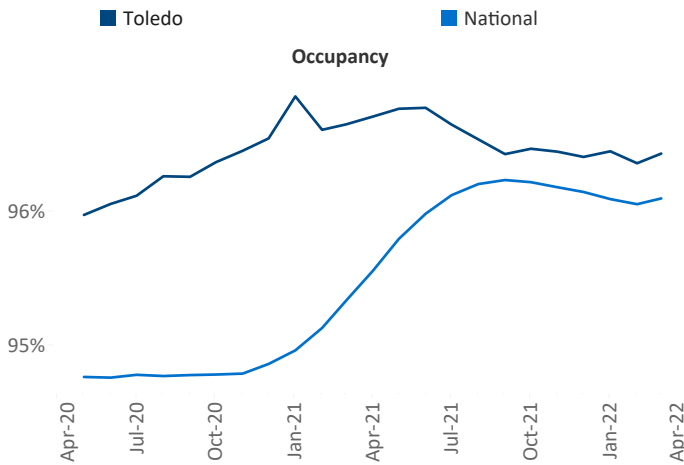


Toledo is the **85th** largest multifamily market with **39,019** completed units and **1,366** units in development, **58** of which have already broken ground.

New lease asking **rents** are at **\$908**, up **10.1%** ▲ from the previous year placing Toledo at **87th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **195** ▲ net units absorbed over the past twelve months. This is down **-548** ▼ units from the previous year's gain of **743** ▲ absorbed units.

Employment in Toledo has grown by **4.1%** ▲ over the past 12 months, while hourly wages have risen by **6.2%** ▲ YoY to **\$27.59** according to the *Bureau of Labor Statistics*.



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