

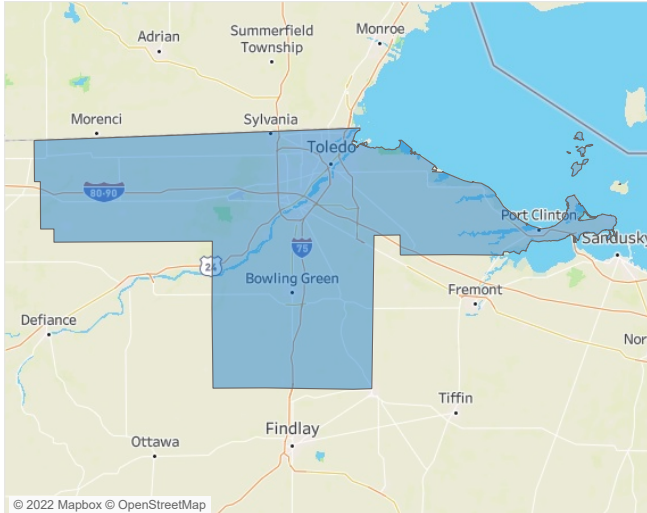


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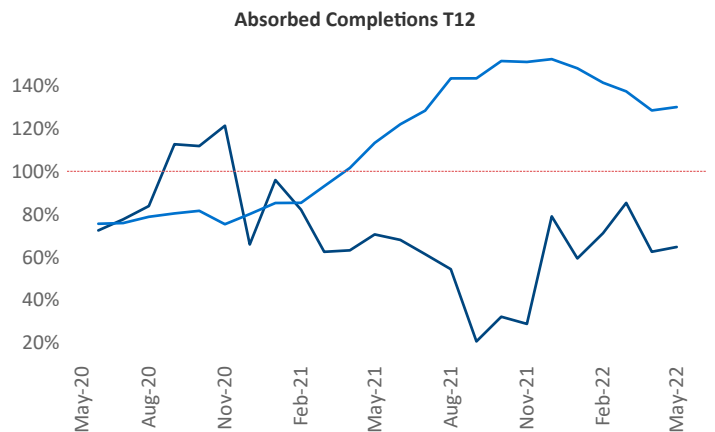
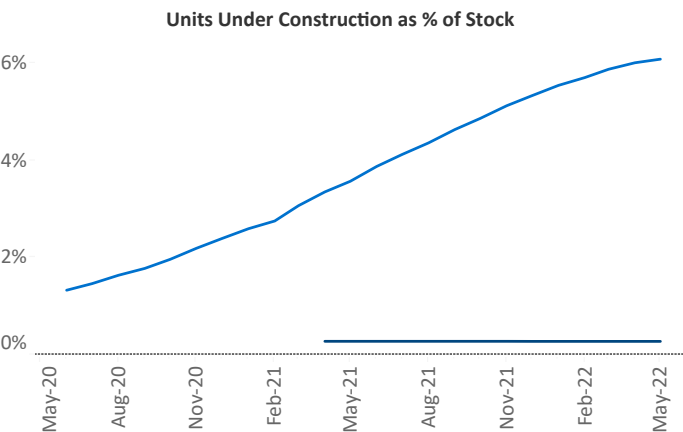
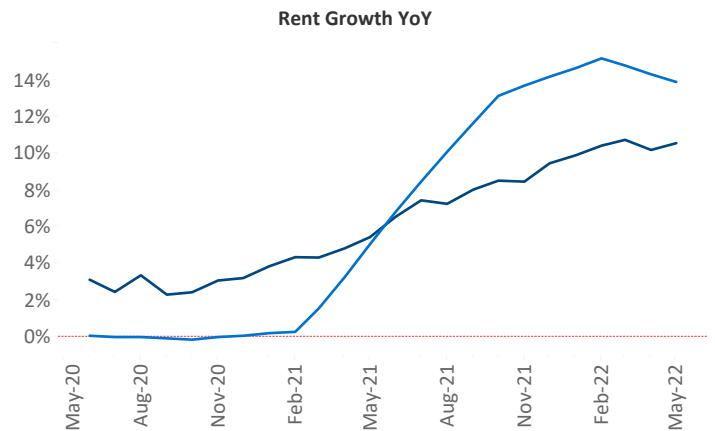
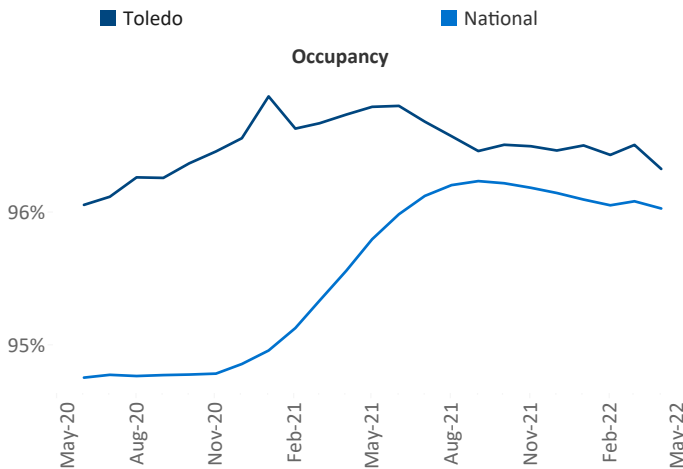


Toledo is the **85th** largest multifamily market with **39,019** completed units and **1,366** units in development, **108** of which have already broken ground.

New lease asking **rents** are at **\$921**, up **10.6%** ▲ from the previous year placing Toledo at **83rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **234** ▲ net units absorbed over the past twelve months. This is down **-509** ▼ units from the previous year's gain of **743** ▲ absorbed units.

Employment in Toledo has grown by **3.9%** ▲ over the past 12 months, while hourly wages have risen by **7.9%** ▲ YoY to **\$27.99** according to the *Bureau of Labor Statistics*.



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