

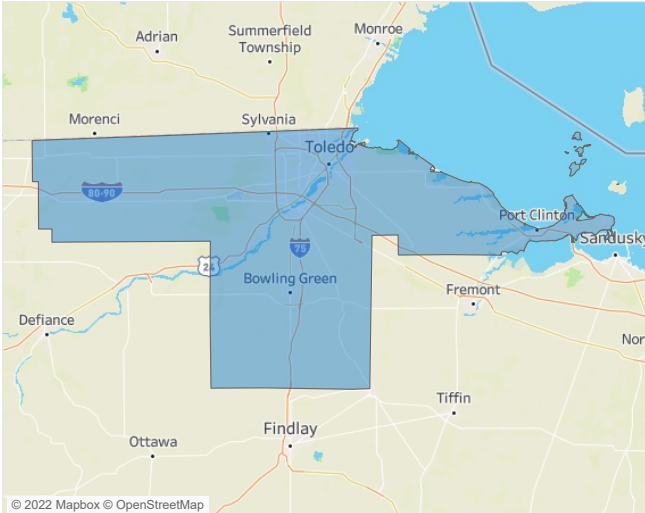


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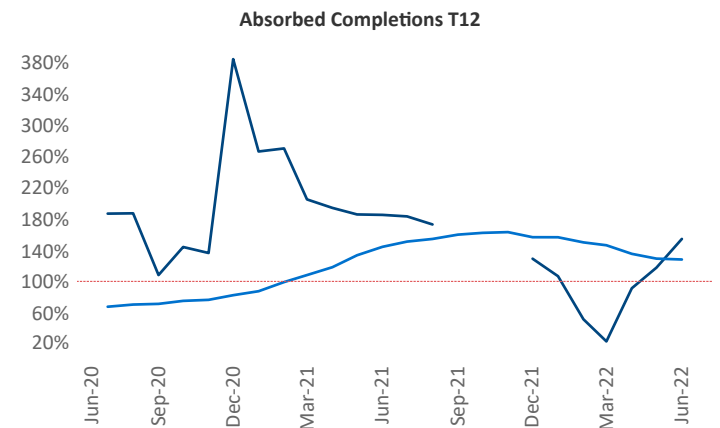
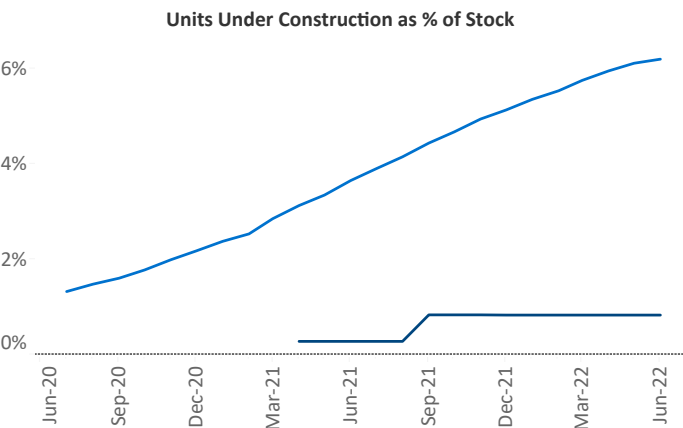
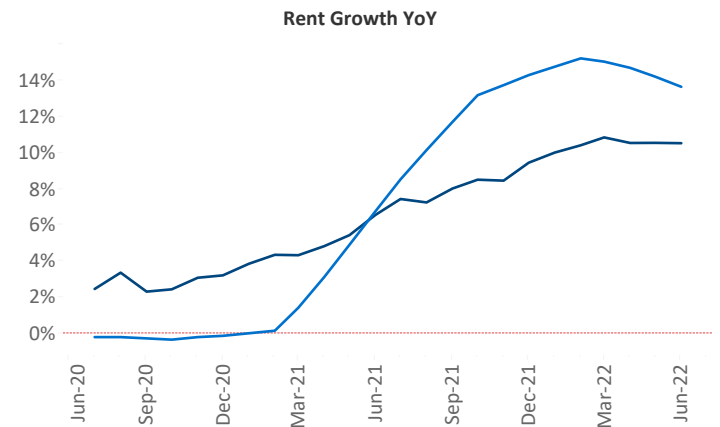
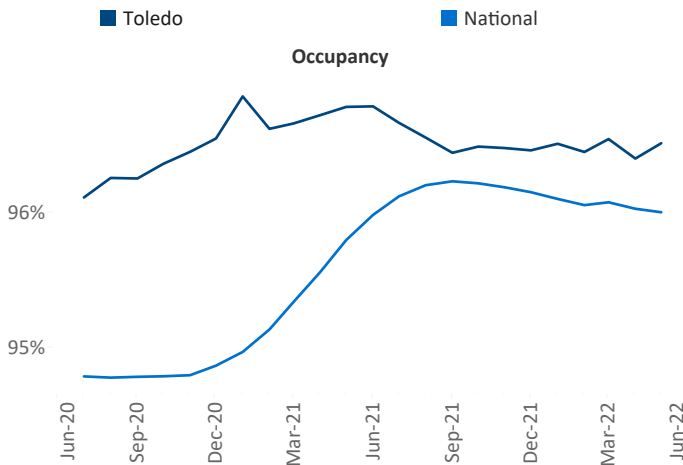


Toledo is the **86th** largest multifamily market with **39,019** completed units and **1,582** units in development, **324** of which have already broken ground.

New lease asking **rents** are at **\$934**, up **10.5%** ▲ from the previous year placing Toledo at **81st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **314** ▲ net units absorbed over the past twelve months. This is down **-356** ▼ units from the previous year's gain of **670** ▲ absorbed units.

Employment in Toledo has grown by **4.4%** ▲ over the past 12 months, while hourly wages have risen by **10.1%** ▲ YoY to **\$28.56** according to the *Bureau of Labor Statistics*.



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