

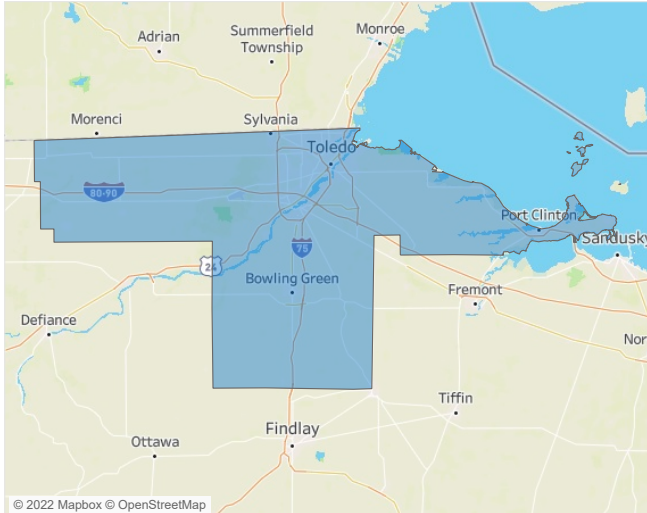


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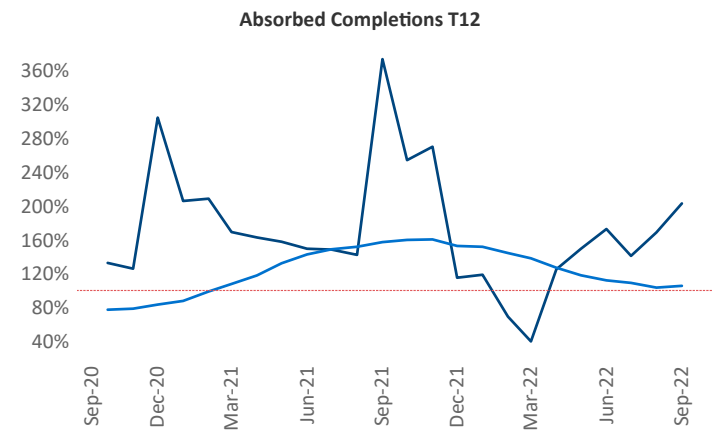
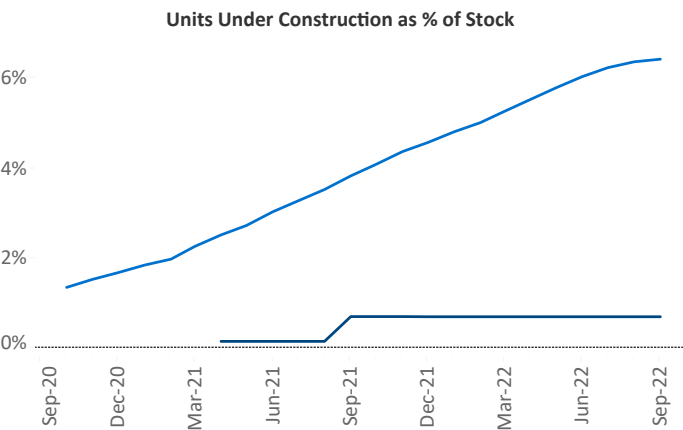
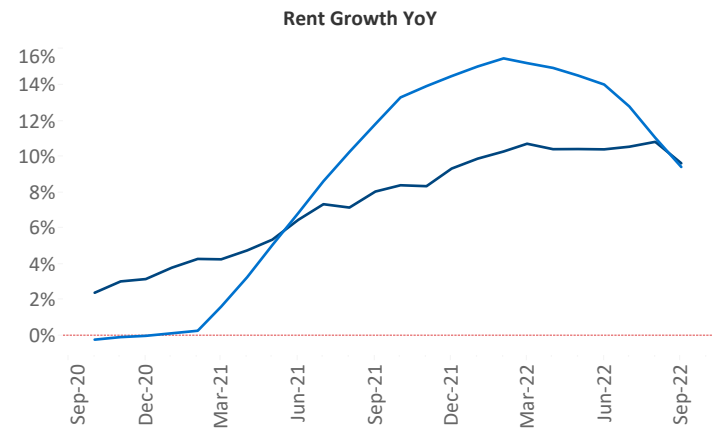
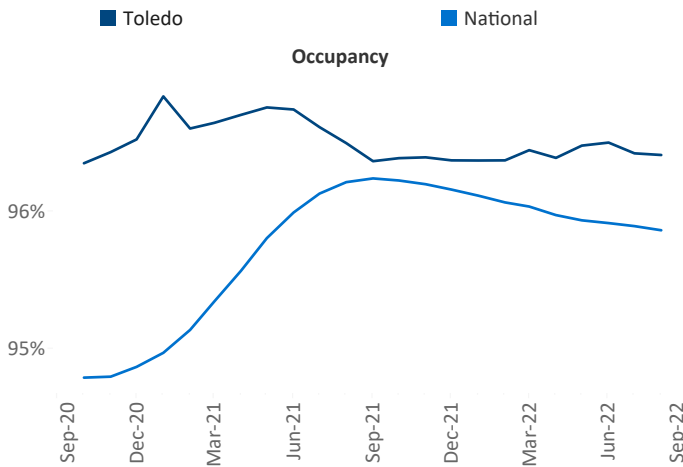


Toledo is the **86th** largest multifamily market with **39,386** completed units and **1,803** units in development, **274** of which have already broken ground.

New lease asking **rents** are at **\$956**, up **9.5%** ▲ from the previous year placing Toledo at **50th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **412** ▲ net units absorbed over the past twelve months. This is down **-464** ▼ units from the previous year's gain of **876** ▲ absorbed units.

Employment in Toledo has grown by **4.1%** ▲ over the past 12 months, while hourly wages have risen by **10.0%** ▲ YoY to **\$28.87** according to the *Bureau of Labor Statistics*.



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