

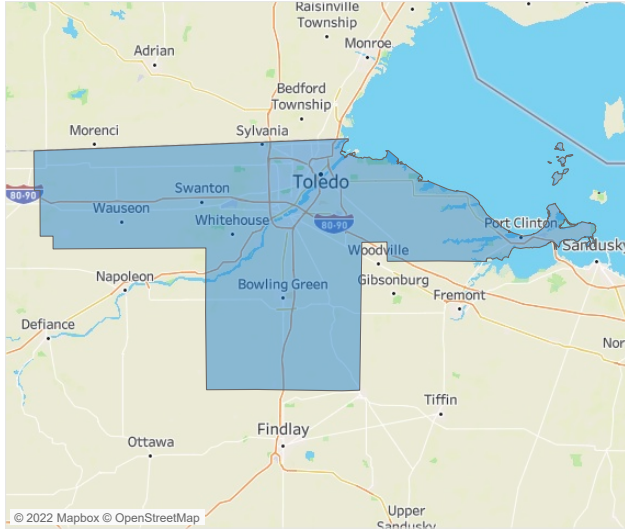


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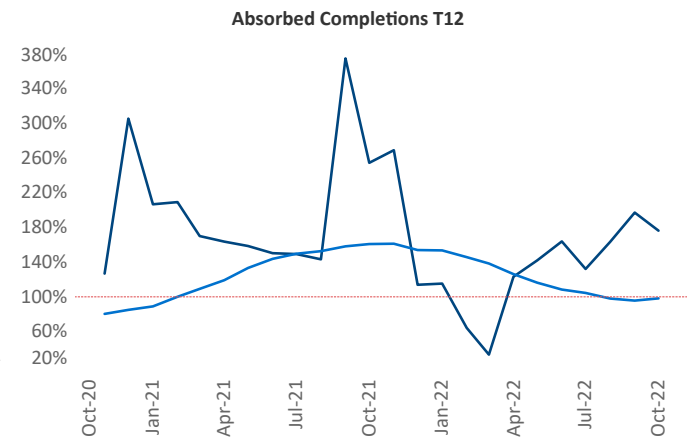
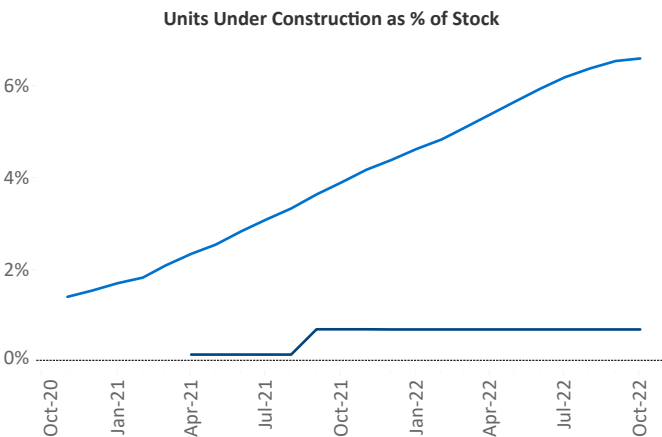
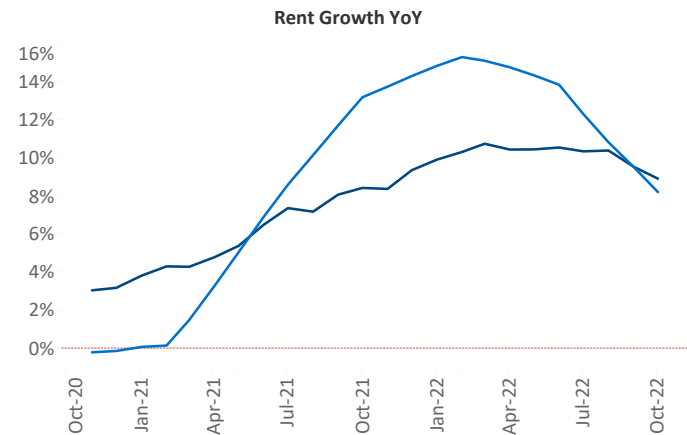
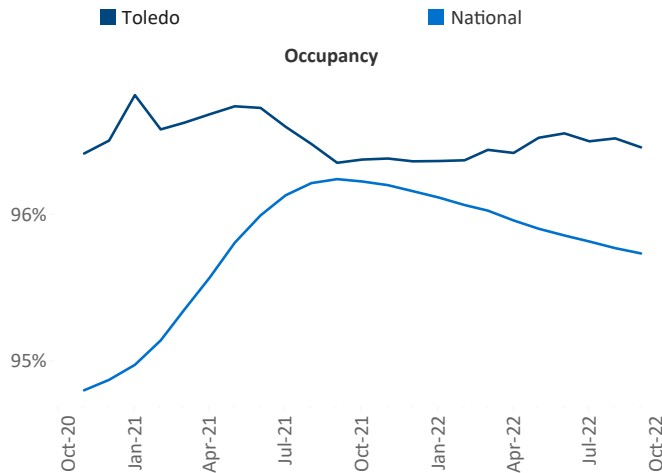


Toledo is the **87th** largest multifamily market with **39,386** completed units and **1,863** units in development, **274** of which have already broken ground.

New lease asking **rents** are at **\$953**, up **8.9% ▲** from the previous year placing Toledo at **58th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **356 ▲** net units absorbed over the past twelve months. This is down **-239 ▼** units from the previous year's gain of **595 ▲** absorbed units.

Employment in Toledo has grown by **4.1% ▲** over the past 12 months, while hourly wages have risen by **9.0% ▲** YoY to **\$29.15** according to the *Bureau of Labor Statistics*.



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