

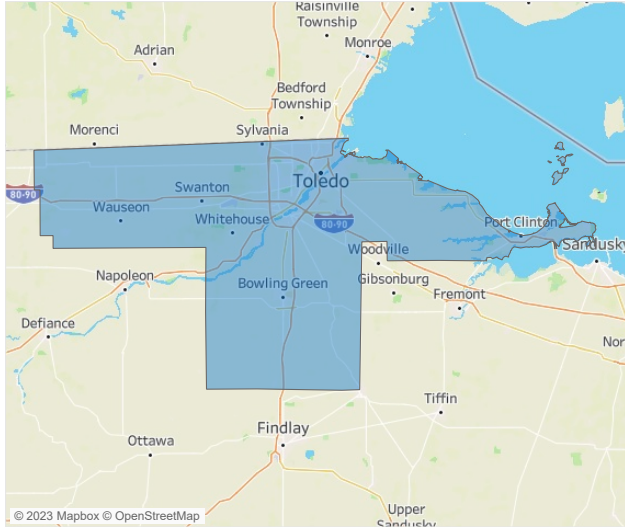


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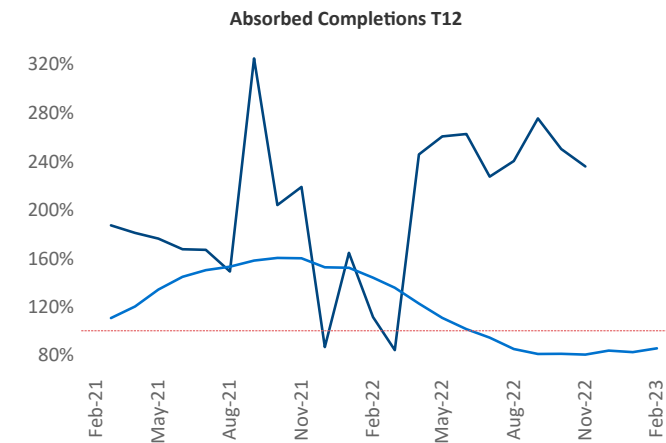
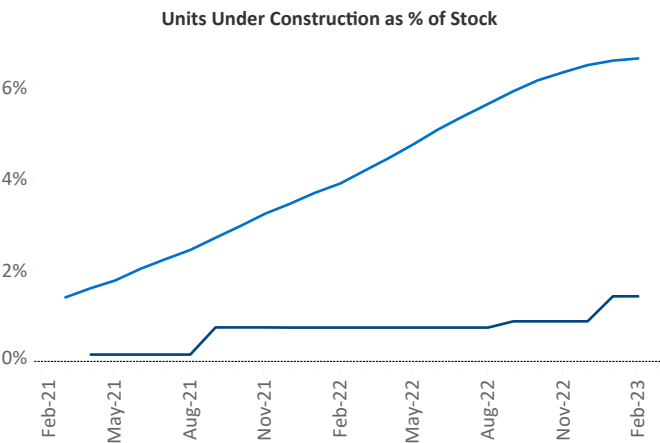
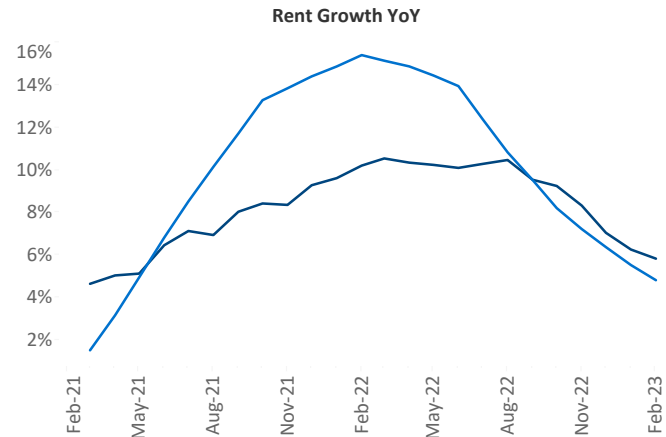
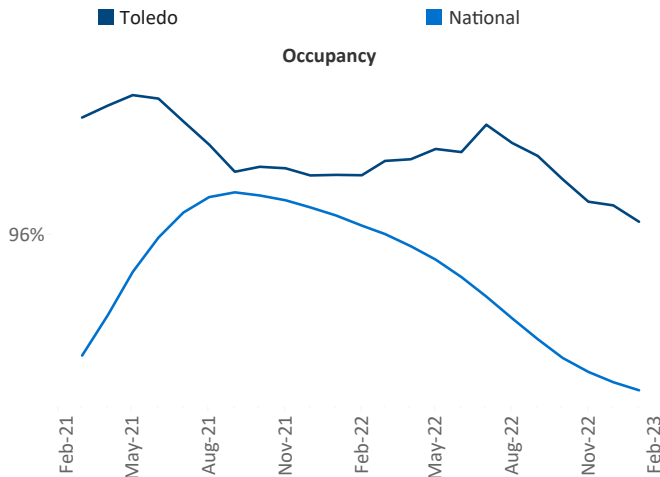


Toledo is the **90th** largest multifamily market with **36,450** completed units and **2,027** units in development, **524** of which have already broken ground.

New lease asking **rents** are at **\$891**, up **5.7%** ▲ from the previous year placing Toledo at **71st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **279** ▲ net units absorbed over the past twelve months. This is up **53** ▲ units from the previous year's gain of **226** ▲ absorbed units.

Employment in Toledo has grown by **1.2%** ▲ over the past 12 months, while hourly wages have risen by **8.1%** ▲ YoY to **\$29.76** according to the *Bureau of Labor Statistics*.



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