

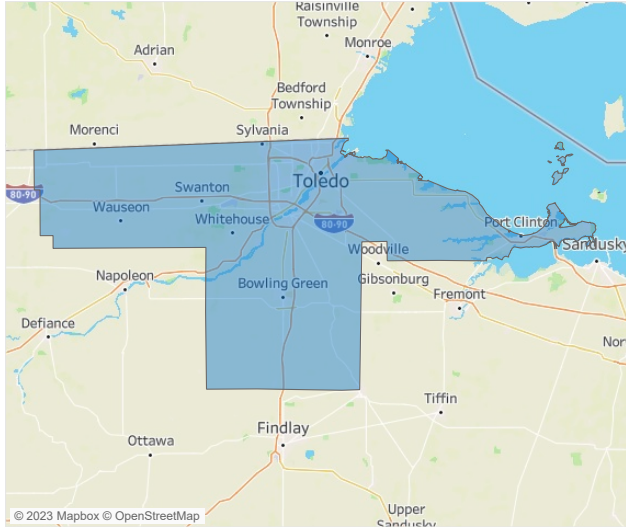


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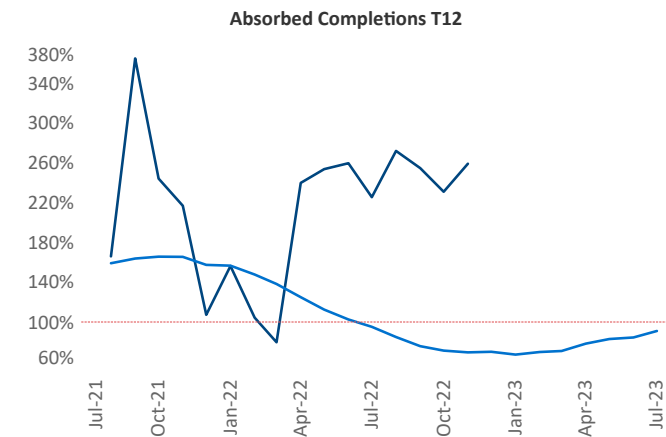
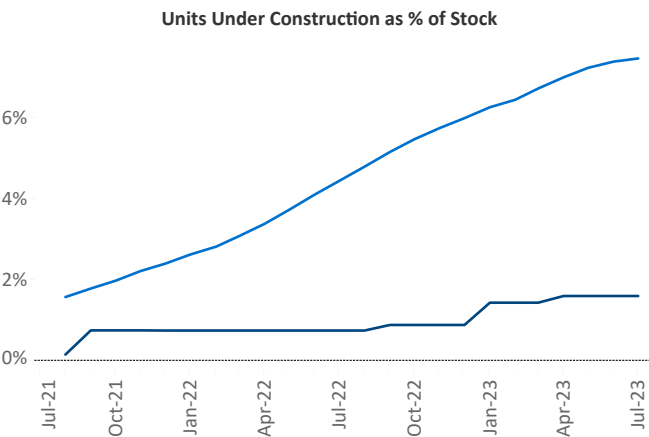
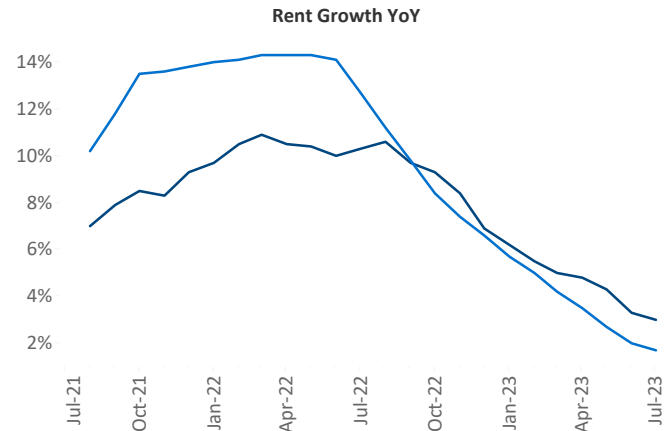
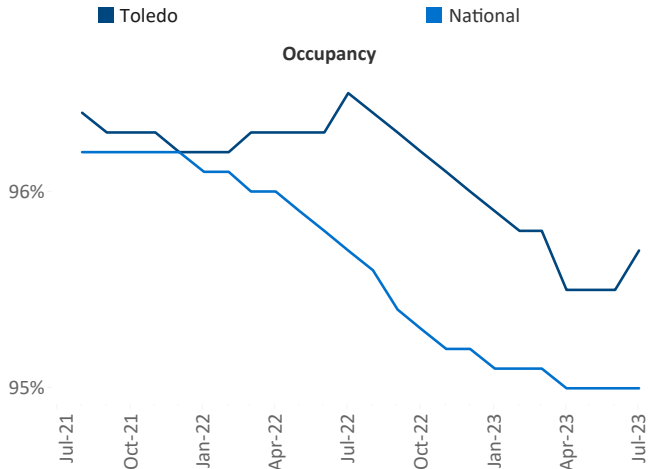


Toledo is the **89th** largest multifamily market with **36,450** completed units and **2,127** units in development, **584** of which have already broken ground.

New lease asking **rents** are at **\$903**, up **3.0%** ▲ from the previous year placing Toledo at **52nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **25** ▲ net units absorbed over the past twelve months. This is down **-431** ▼ units from the previous year's gain of **456** ▲ absorbed units.

Employment in Toledo has grown by **0.5%** ▲ over the past 12 months, while hourly wages have risen by **8.8%** ▲ YoY to **\$30.34** according to the *Bureau of Labor Statistics*.



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