

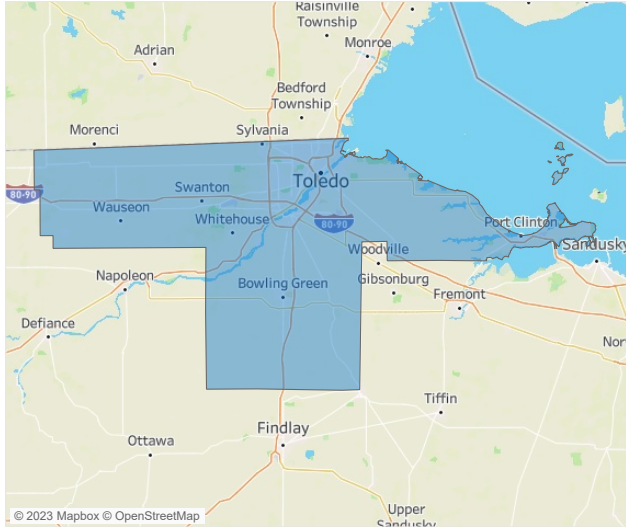


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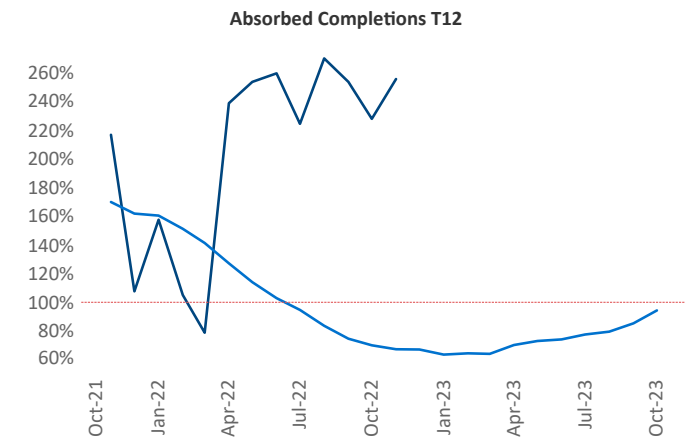
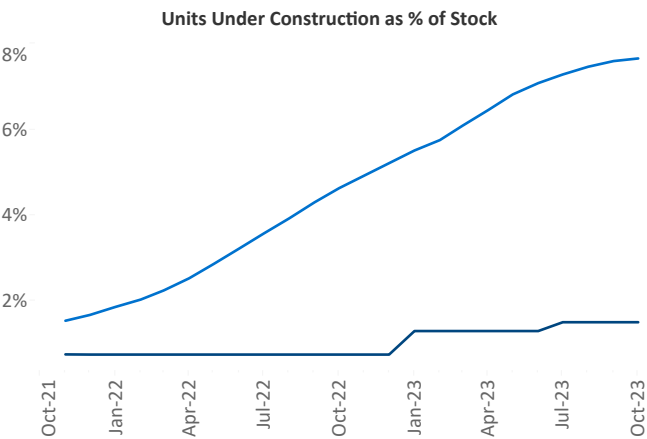
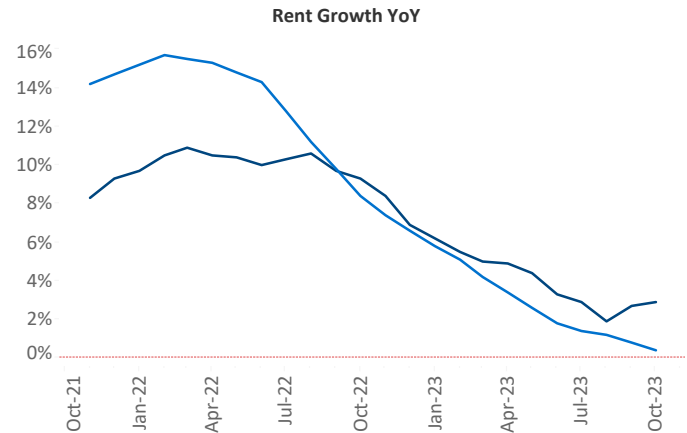
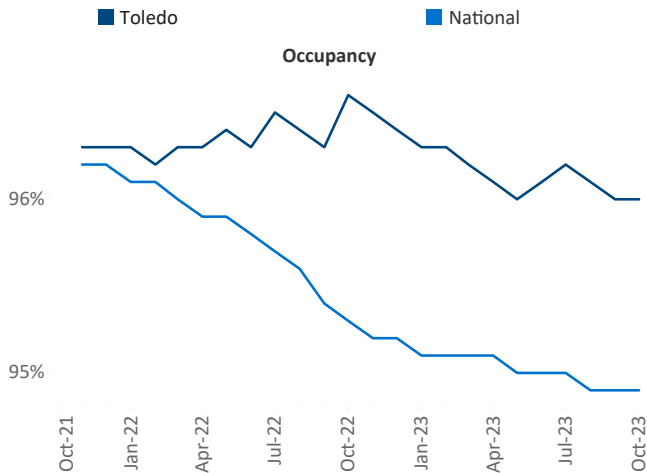


Toledo is the **89th** largest multifamily market with **36,450** completed units and **2,017** units in development, **549** of which have already broken ground.

New lease asking **rents** are at **\$909**, up **2.9%** ▲ from the previous year placing Toledo at **42nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-113** ▼ net units absorbed over the past twelve months. This is down **-574** ▼ units from the previous year's gain of **461** ▲ absorbed units.

Employment in Toledo has grown by **0.1%** ▲ over the past 12 months, while hourly wages have risen by **6.6%** ▲ YoY to **\$31.33** according to the *Bureau of Labor Statistics*.



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