

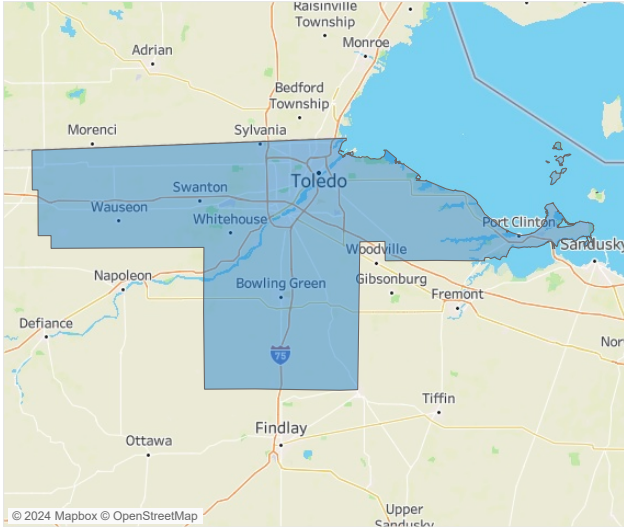


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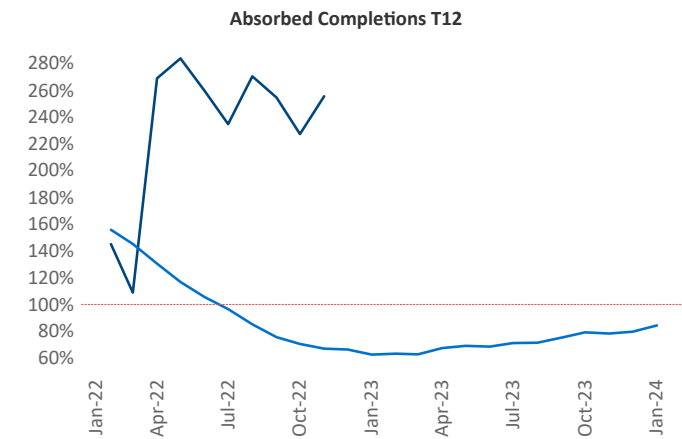
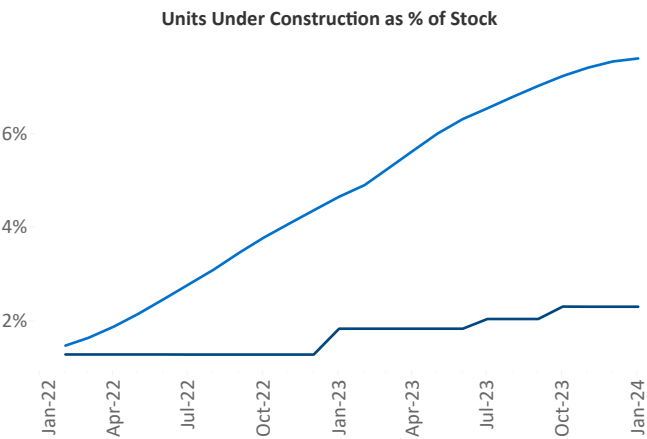
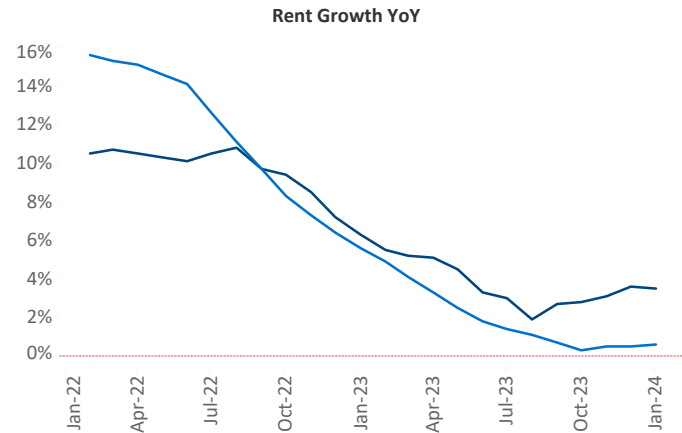
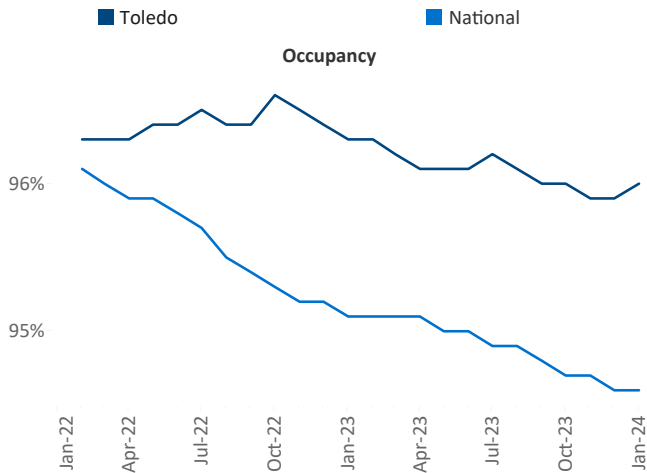


Toledo is the **89th** largest multifamily market with **36,286** completed units and **2,604** units in development, **839** of which have already broken ground.

New lease asking **rents** are at **\$911**, up **3.5%** ▲ from the previous year placing Toledo at **30th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-106** ▼ net units absorbed over the past twelve months. This is down **-499** ▼ units from the previous year's gain of **393** ▲ absorbed units.

Employment in Toledo has grown by **0.7%** ▲ over the past 12 months, while hourly wages have risen by **9.4%** ▲ YoY to **\$31.94** according to the *Bureau of Labor Statistics*.



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