

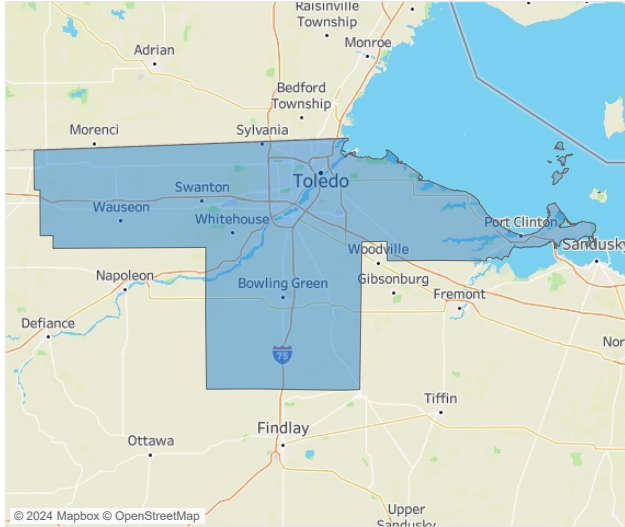


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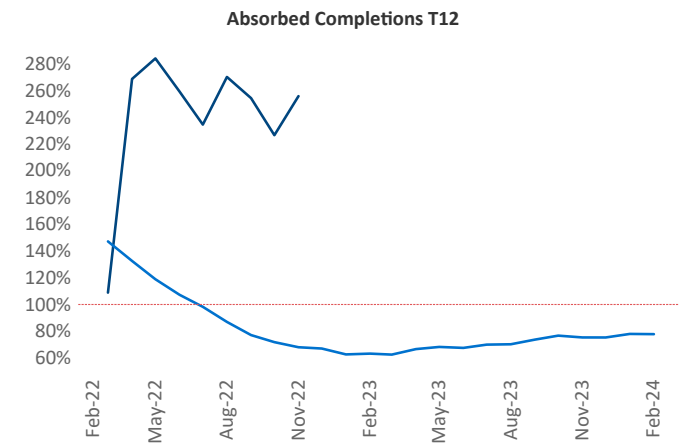
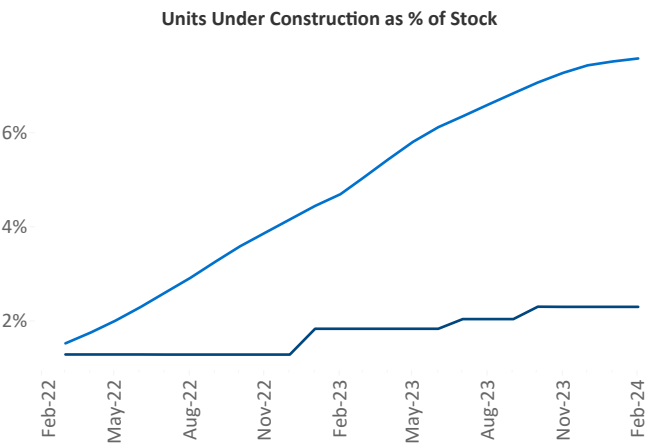
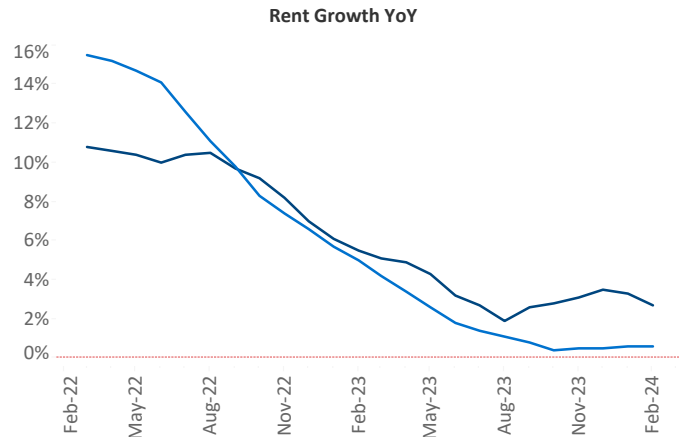
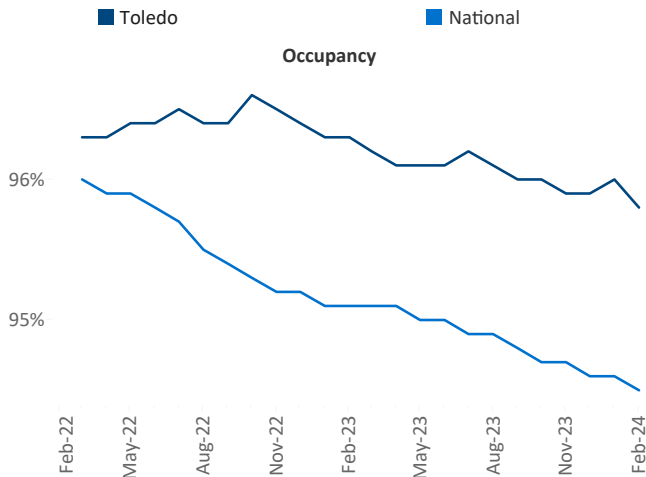


Toledo is the **89th** largest multifamily market with **36,492** completed units and **2,604** units in development, **839** of which have already broken ground.

New lease asking **rents** are at **\$913**, up **2.7%** ▲ from the previous year placing Toledo at **44th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **82** ▲ net units absorbed over the past twelve months. This is down **-83** ▼ units from the previous year's gain of **165** ▲ absorbed units.

**Employment** in Toledo has grown by **0.7%** ▲ over the past 12 months, while hourly wages have risen by **3.0%** ▲ YoY to **\$30.65** according to the *Bureau of Labor Statistics*.



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