

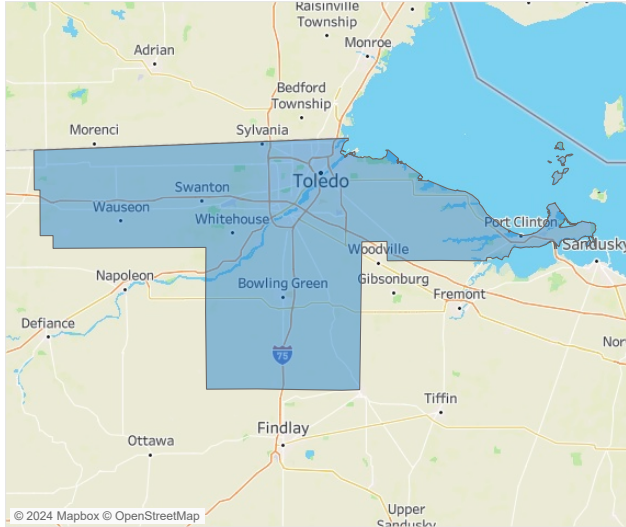


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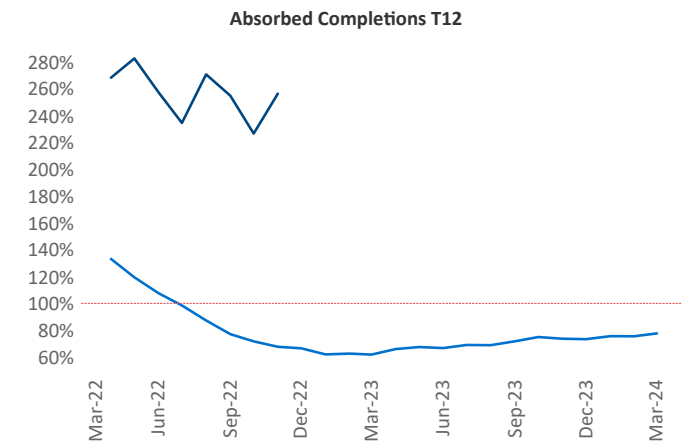
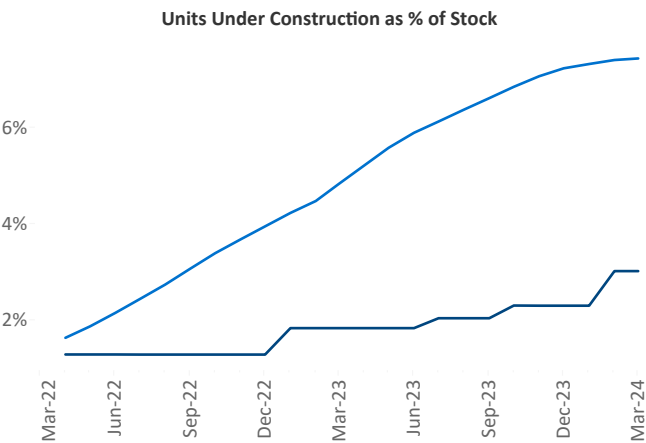
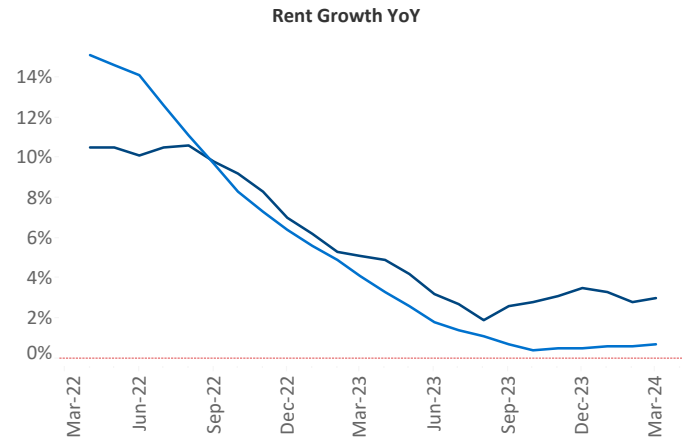
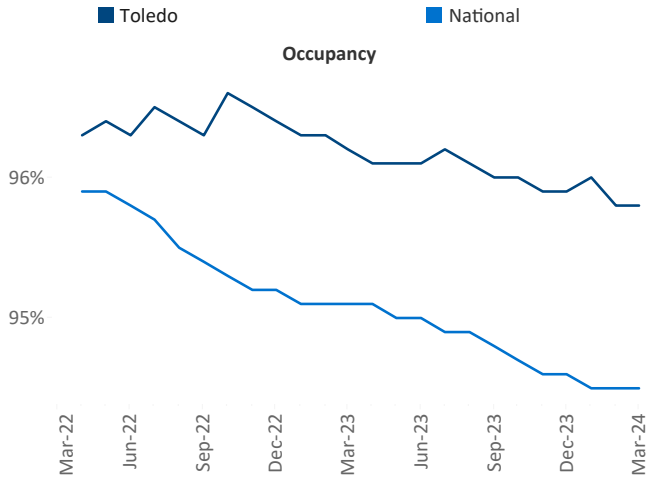


Toledo is the **89th** largest multifamily market with **36,425** completed units and **2,864** units in development, **1,101** of which have already broken ground.

New lease asking **rents** are at **\$921**, up **3.0%** ▲ from the previous year placing Toledo at **37th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **64** ▲ net units absorbed over the past twelve months. This is down **-66** ▼ units from the previous year's gain of **130** ▲ absorbed units.

**Employment** in Toledo has grown by **0.7%** ▲ over the past 12 months, while hourly wages have risen by **6.9%** ▲ YoY to **\$31.40** according to the *Bureau of Labor Statistics*.



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