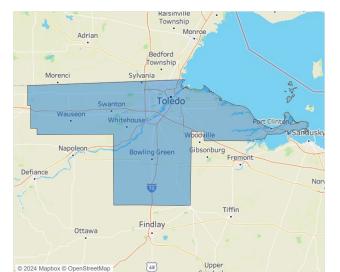


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Toledo is the **89th** largest multifamily market with **36,677** completed units and **2,838** units in development, **1,101** of which have already broken ground.

Advertised **rents** are at \$938, up 3.9% ▲ from the previous year placing Toledo at 24th overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **48** ▲ net units absorbed over the past twelve months. This is up **374** ▲ units from the previous year's loss of **-326** ▼ absorbed units.

Employment in Toledo has grown by 1.0% ▲ over the past 12 months, while hourly wages have risen by 6.5% ▲ YoY to \$31.54 according to the *Bureau of Labor Statistics*.

