

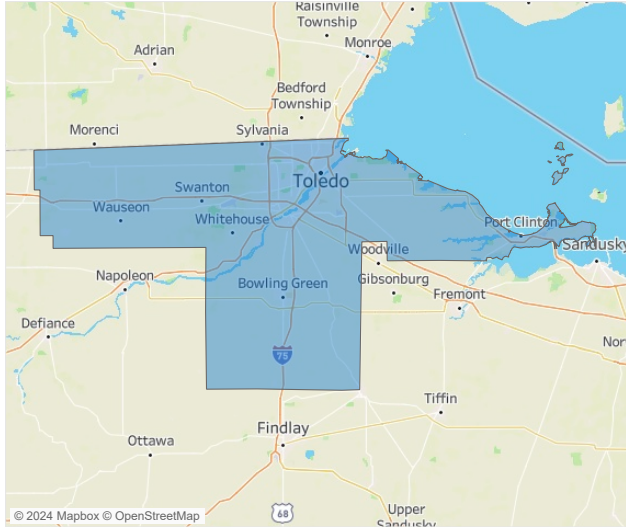


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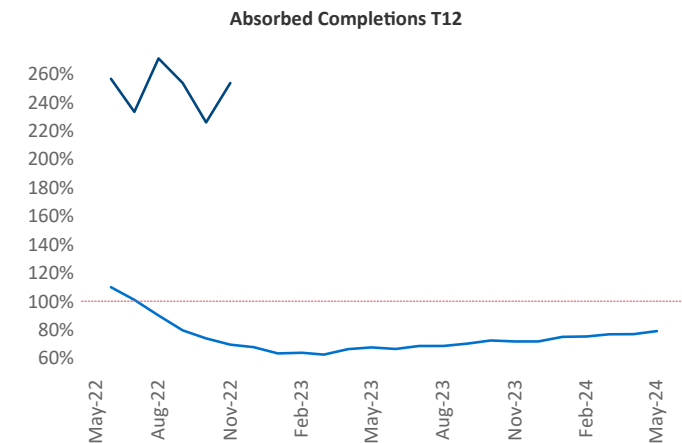
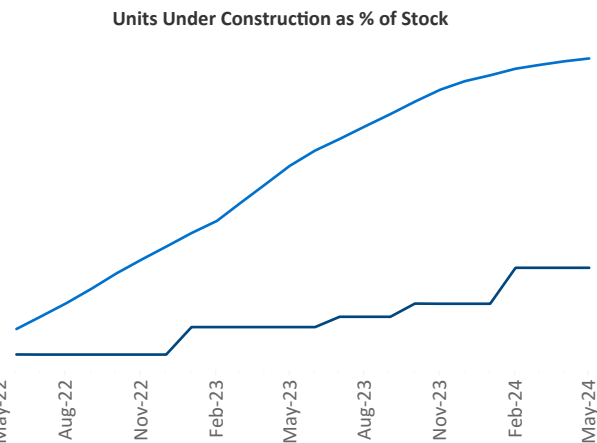
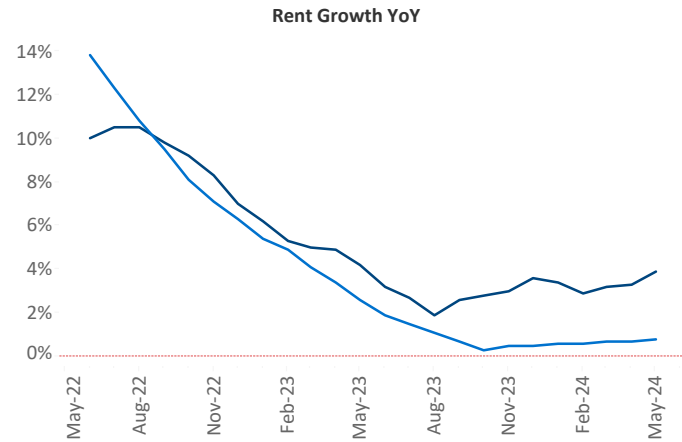
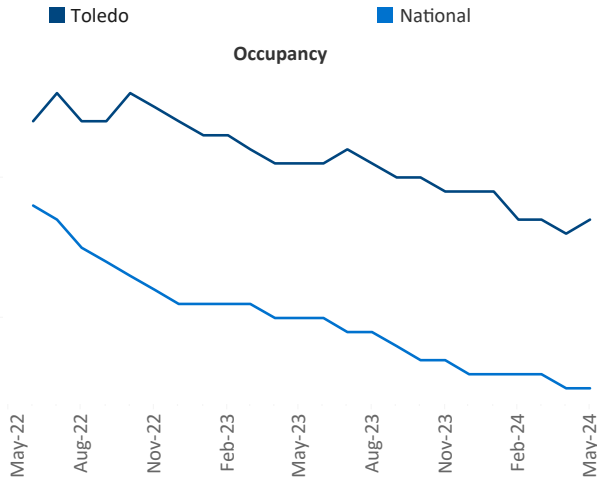


Toledo is the **89th** largest multifamily market with **36,677** completed units and **2,838** units in development, **1,101** of which have already broken ground.

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*.



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