

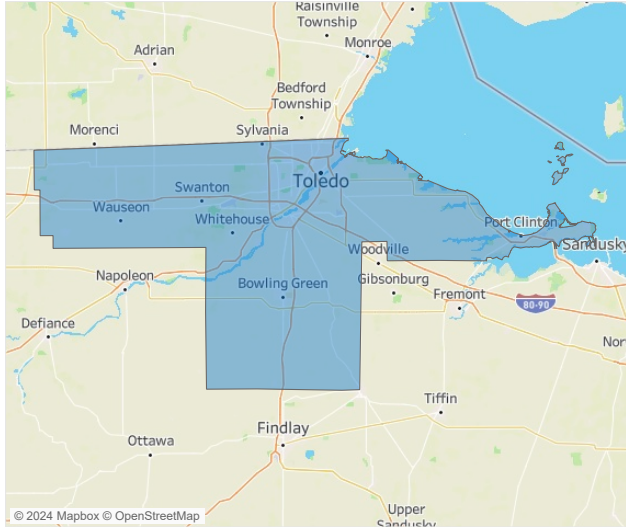


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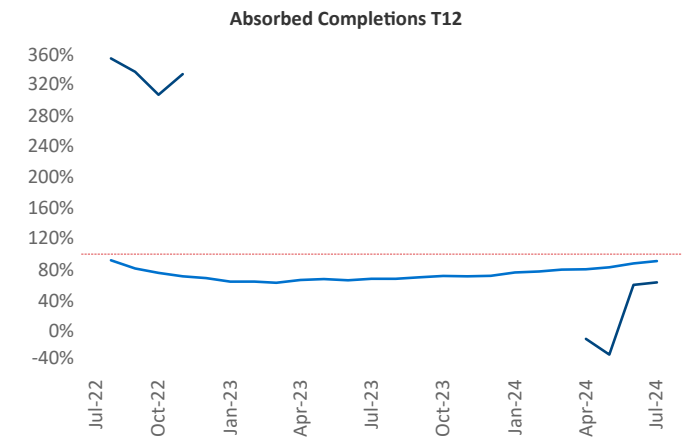
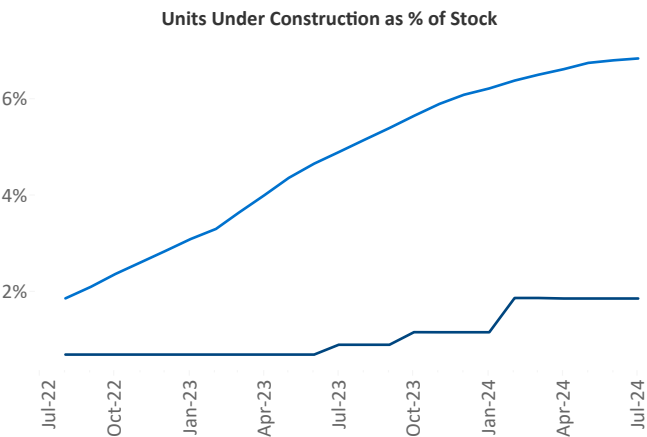
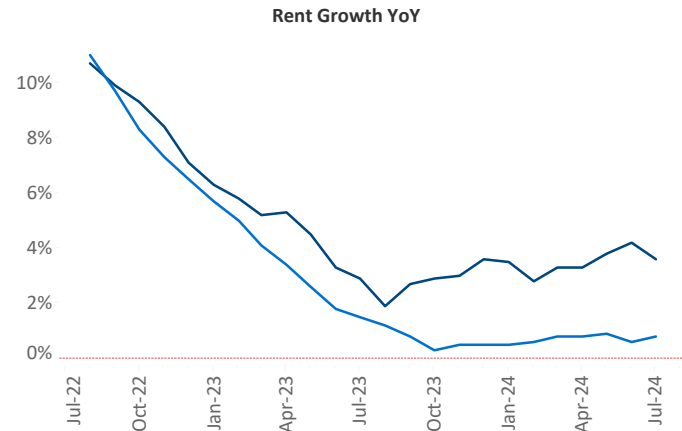
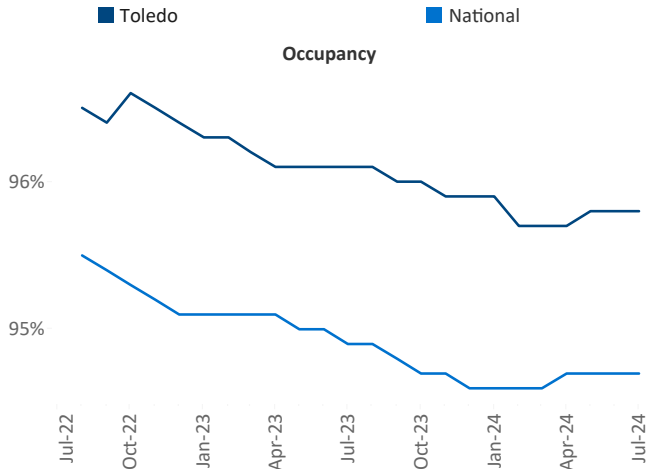


Toledo is the **89th** largest multifamily market with **36,894** completed units and **2,903** units in development, **685** of which have already broken ground.

Advertised **rents** are at **\$944**, up **3.6%** ▲ from the previous year placing Toledo at **25th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **137** ▲ net units absorbed over the past twelve months. This is up **412** ▲ units from the previous year's loss of **-275** ▼ absorbed units.

**Employment** in Toledo has shrunk by **-0.6%** ▼ over the past 12 months, while hourly wages have risen by **3.8%** ▲ YoY to **\$31.49** according to the *Bureau of Labor Statistics*.



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