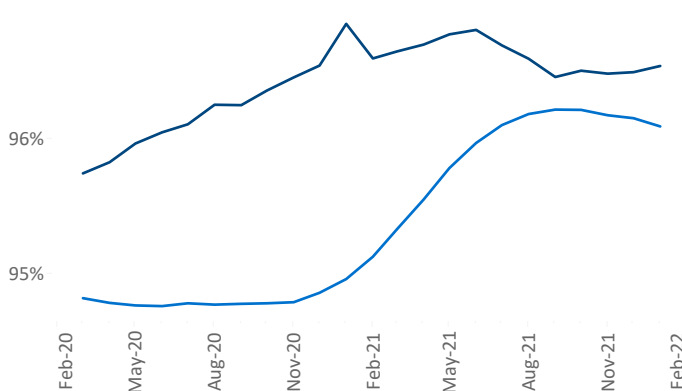


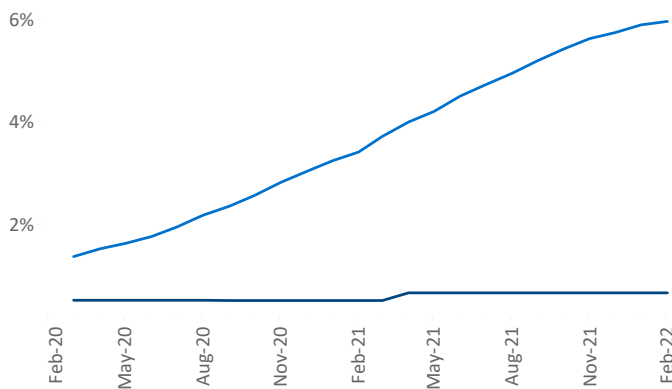
■ Toledo

■ National

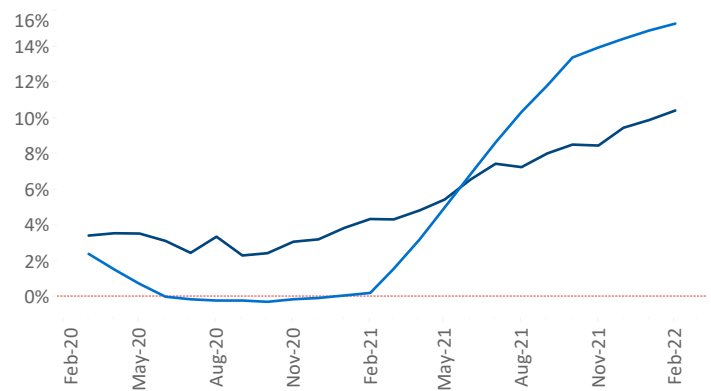
Occupancy



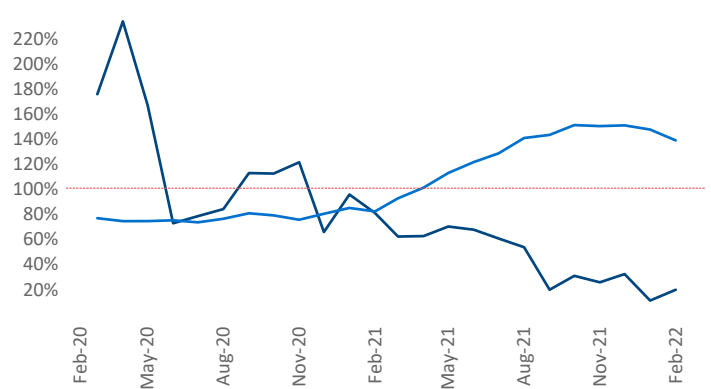
Units Under Construction as % of Stock



Rent Growth YoY



Absorbed Completions T12



Contacts

Toledo

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Jeff Adler
Vice President
Jeff.Adler@yardi.com

Liliana Malai
Senior PPC Specialist
Liliana.Malai@yardi.com

Toledo is the **85th** largest multifamily market with **38,817** completed units and **1,513** units in development, **260** of which have already broken ground.

New lease asking **rents** are at **\$900**, up **10.4% ▲** from the previous year placing Toledo at **88th** overall in year-over-year rent growth.

Multifamily housing **demand** has been rising with **97 ▲** net units absorbed over the past 12 months. This is down **-559 ▼** units from the previous year's gain of **656 ▲** absorbed units.

Employment in Toledo has grown by **2.7% ▲** over the past 12 months, while hourly wages have risen by **3.2% ▲** YoY to **\$27.02** according to the *Bureau of Labor Statistics*.