

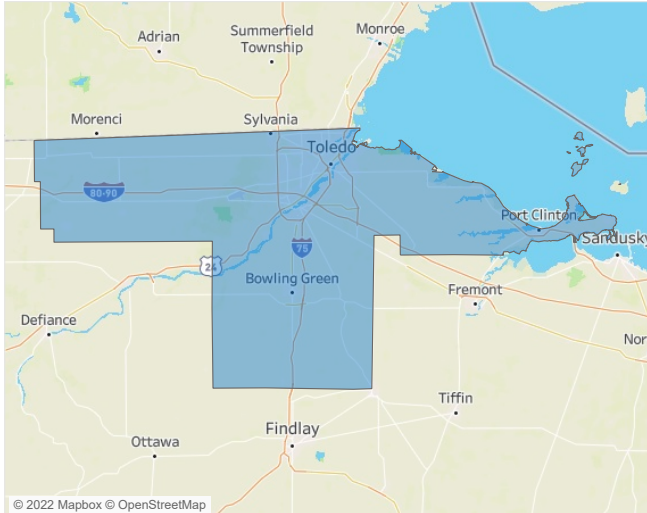


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Toledo is the **86th** largest multifamily market with **39,220** completed units and **1,728** units in development, **274** of which have already broken ground.

New lease asking **rents** are at **\$962**, up **11.1% ▲** from the previous year placing Toledo at **46th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **306 ▲** net units absorbed over the past twelve months. This is down **-548 ▼** units from the previous year's gain of **854 ▲** absorbed units.

Employment in Toledo has grown by **4.5% ▲** over the past 12 months, while hourly wages have risen by **7.6% ▲** YoY to **\$28.50** according to the *Bureau of Labor Statistics*.

