

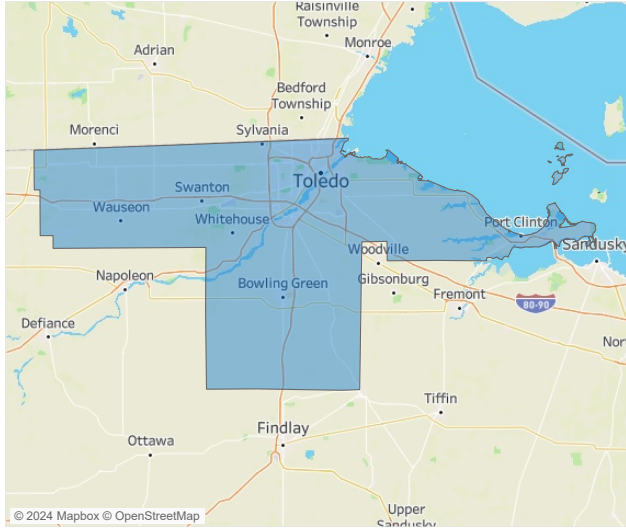


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

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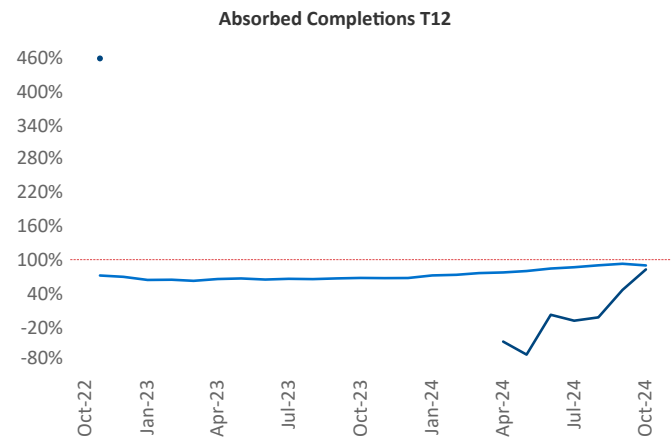
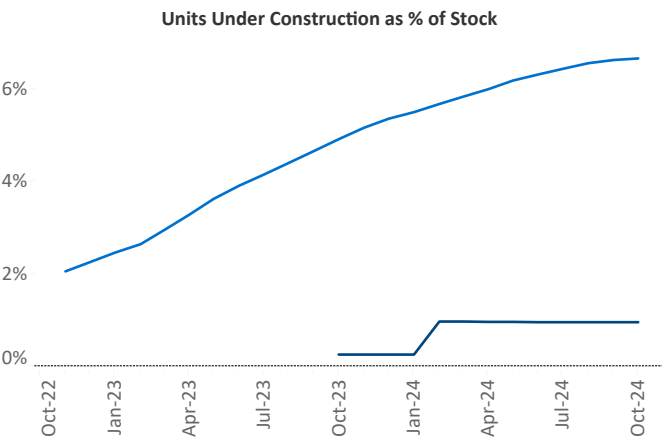
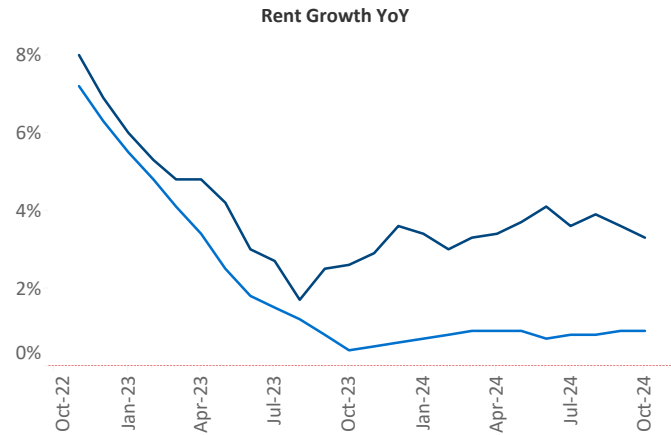
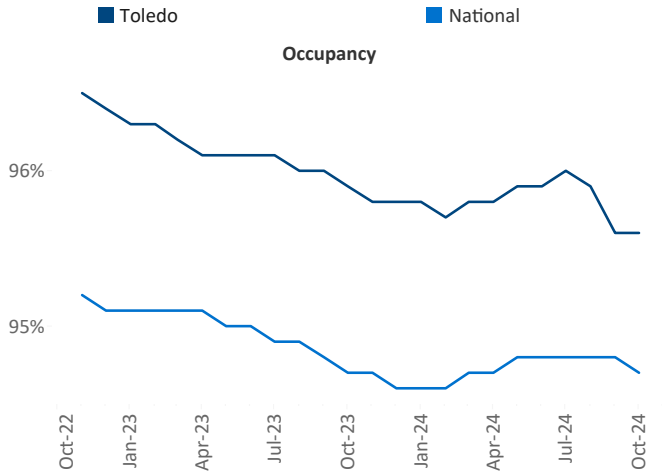


Toledo is the **89th** largest multifamily market with **37,221** completed units and **2,490** units in development, **358** of which have already broken ground.

Advertised **rents** are at **\$962**, up **3.3%** ▲ from the previous year placing Toledo at **30th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **457** ▲ units absorbed over the past twelve months. Absorption increased by **787** ▲ units from the previous year's absorption loss of **-330** ▼ units.

Employment in Toledo has grown by **0.8%** ▲ over the past 12 months, while hourly wages have risen by **3.4%** ▲ YoY to **\$32.16** according to the *Bureau of Labor Statistics*.



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