

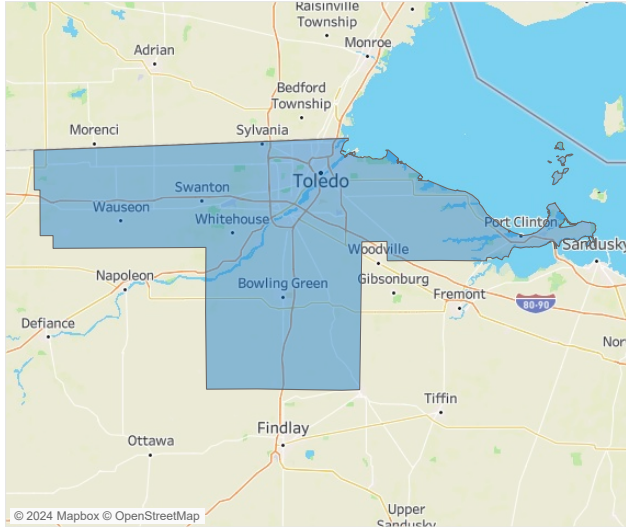


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Toledo
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Toledo is the **89th** largest multifamily market with **37,221** completed units and **3,000** units in development, **358** of which have already broken ground.

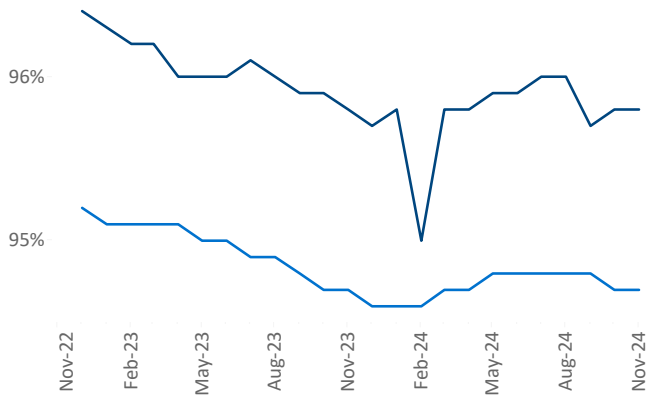
Advertised **rents** are at **\$962**, up **3.4%** ▲ from the previous year placing Toledo at **23rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **166** ▲ units absorbed over the past twelve months. Absorption increased by **559** ▲ units from the previous year's absorption loss of **-393** ▼ units.

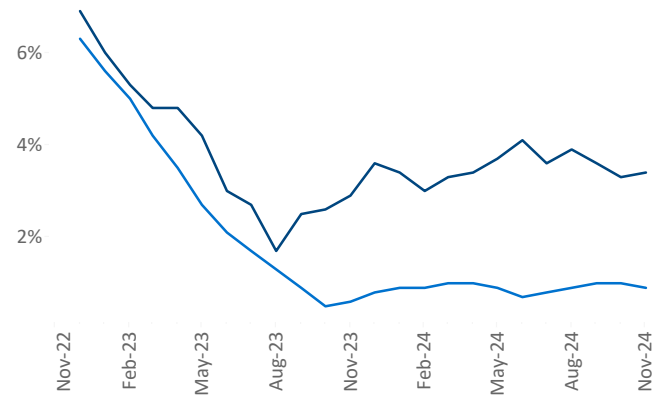
Employment in Toledo has grown by **1.2%** ▲ over the past 12 months, while hourly wages have risen by **6.3%** ▲ YoY to **\$32.32** according to the *Bureau of Labor Statistics*.

■ Toledo ■ National

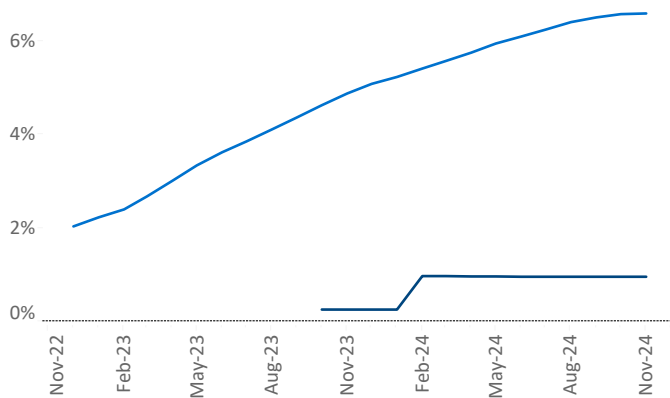
Occupancy



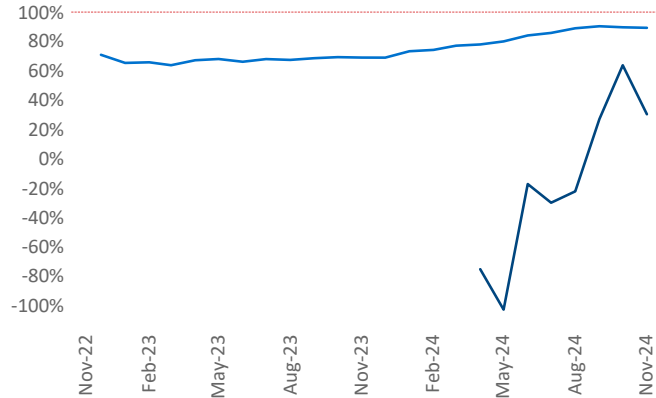
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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