

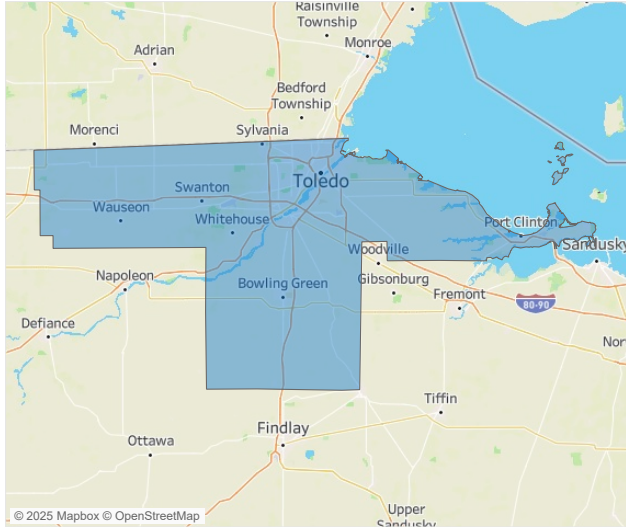


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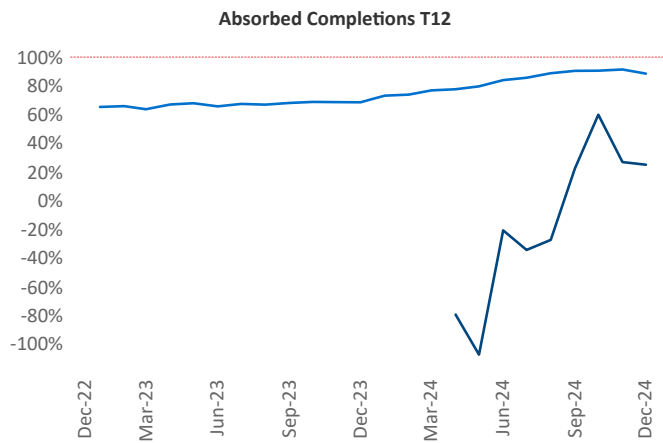
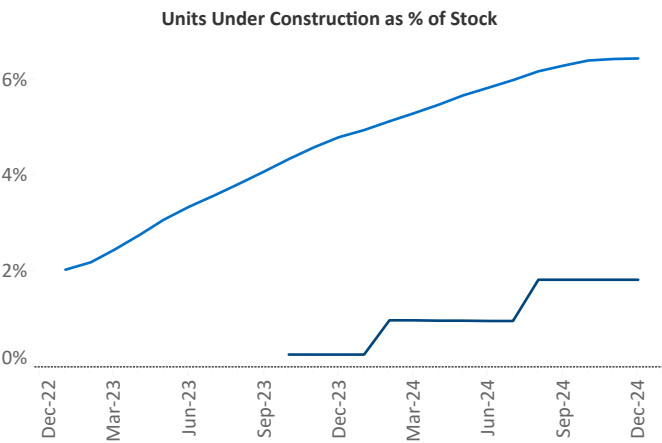
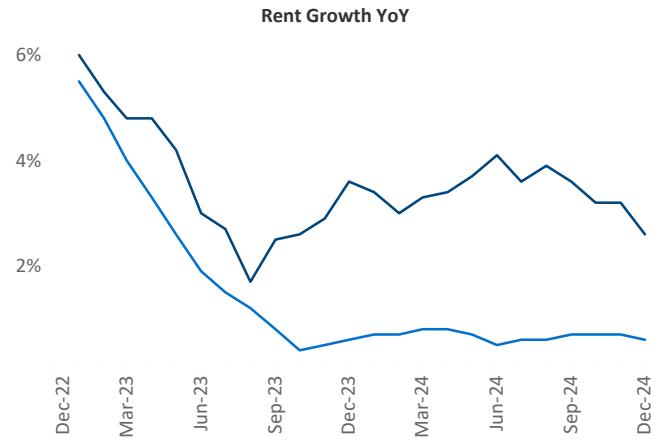
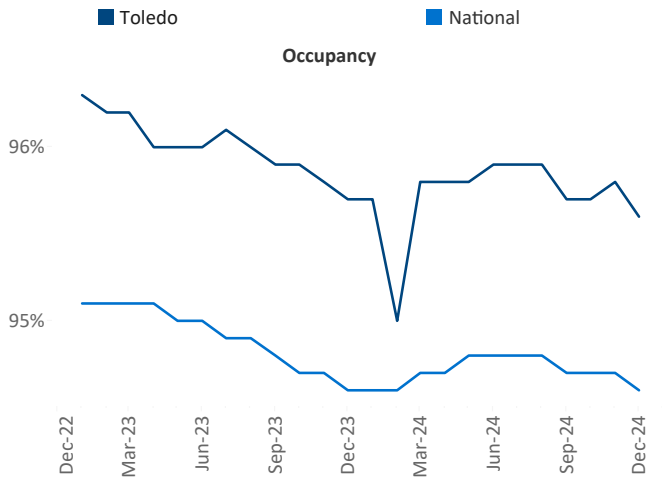


Toledo is the **89th** largest multifamily market with **37,221** completed units and **2,993** units in development, **678** of which have already broken ground.

Advertised **rents** are at **\$957**, up **2.6%** ▲ from the previous year placing Toledo at **43rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **137** ▲ units absorbed over the past twelve months. Absorption increased by **432** ▲ units from the previous year's absorption loss of **-295** ▼ units.

Employment in Toledo has grown by **0.6%** ▲ over the past 12 months, while hourly wages have risen by **6.1%** ▲ YoY to **\$32.68** according to the *Bureau of Labor Statistics*.



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