

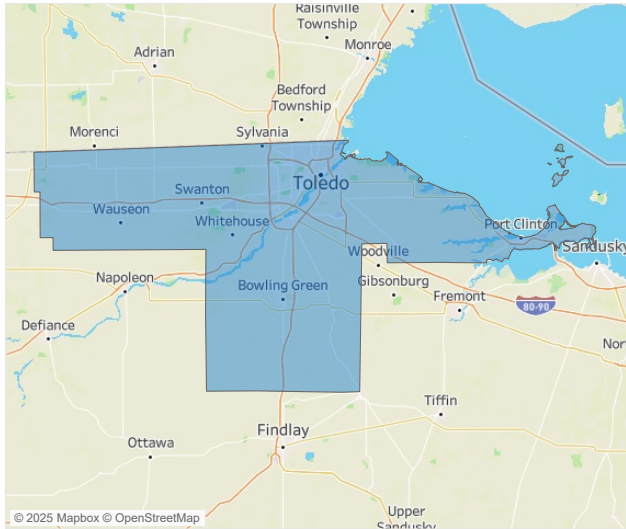


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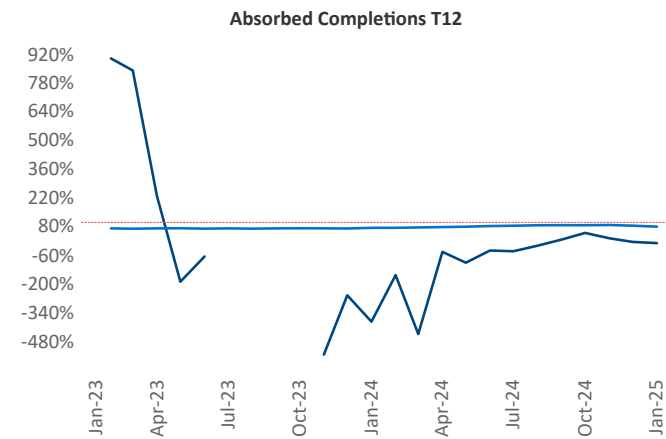
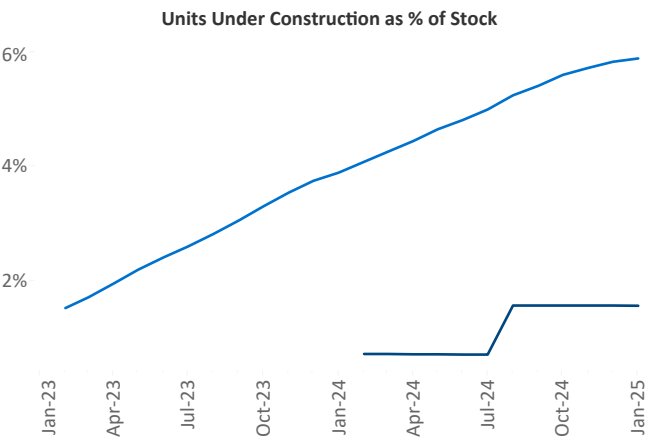
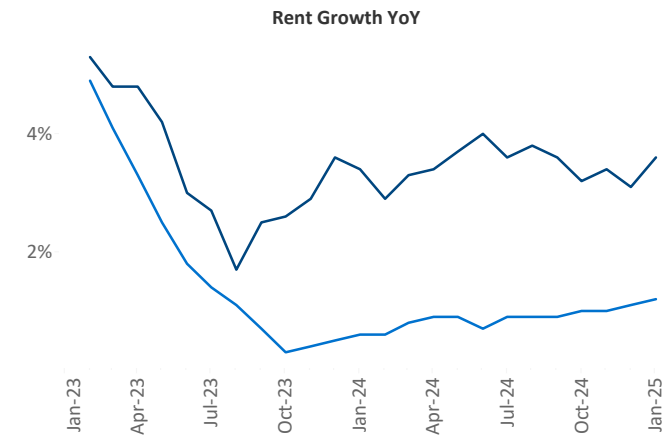
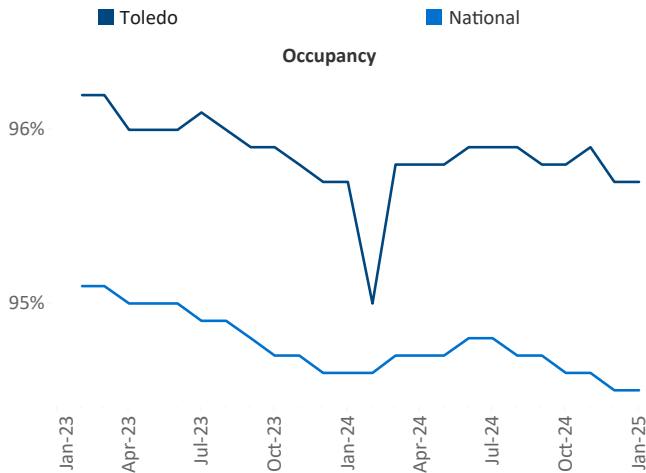


Toledo is the **90th** largest multifamily market with **37,317** completed units and **2,962** units in development, **582** of which have already broken ground.

Advertised **rents** are at **\$966**, up **3.6%** ▲ from the previous year placing Toledo at **24th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-3** ▼ units absorbed over the past twelve months. Absorption increased by **188** ▲ units from the previous year's absorption loss of **-191** ▼ units.

Employment in Toledo has grown by **0.4%** ▲ over the past 12 months, while hourly wages have risen by **1.8%** ▲ YoY to **\$32.29** according to the *Bureau of Labor Statistics*.



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