

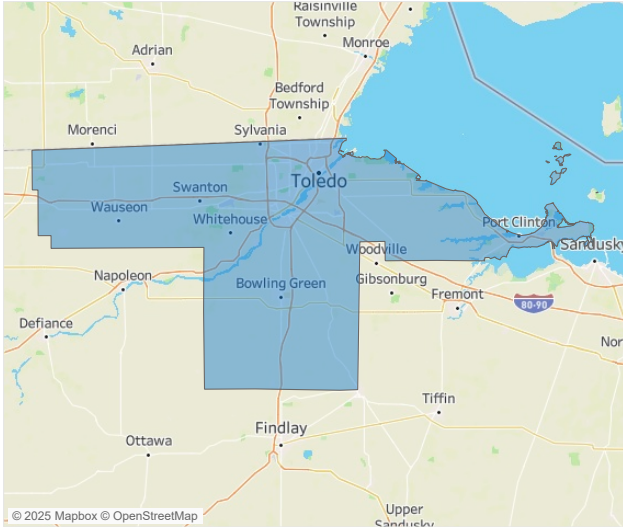


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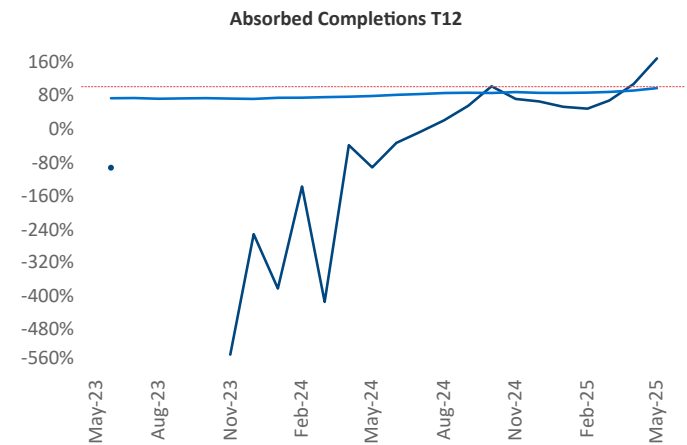
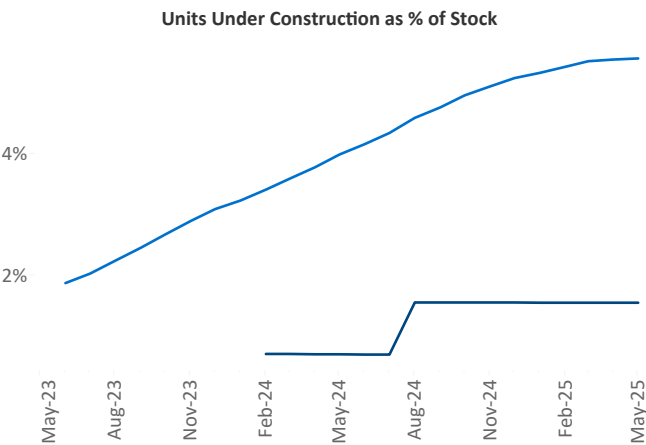
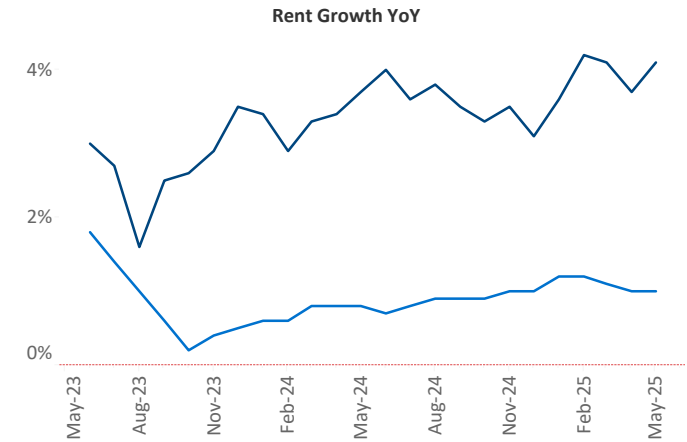
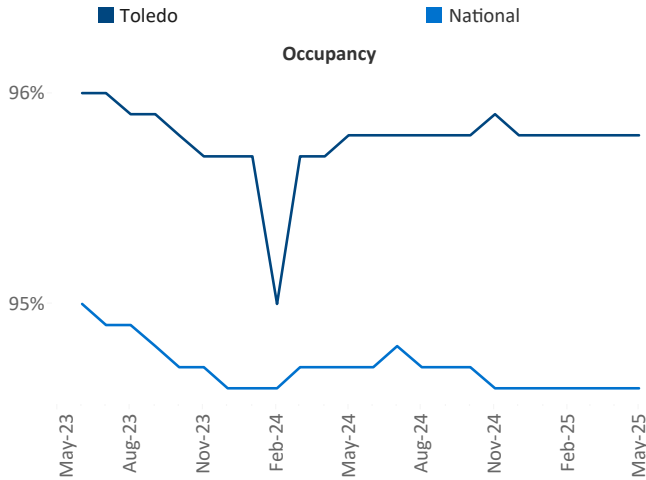


Toledo is the **91st** largest multifamily market with **37,382** completed units and **3,127** units in development, **582** of which have already broken ground.

Advertised **rents** are at **\$995**, up **4.1%** ▲ from the previous year placing Toledo at **9th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **802** ▲ units absorbed over the past twelve months. Absorption increased by **1,117** ▲ units from the previous year's absorption loss of **-315** ▼ units.

**Employment** in Toledo has grown by **0.8%** ▲ over the past 12 months, while hourly wages have risen by **4.7%** ▲ YoY to **\$33.02** according to the *Bureau of Labor Statistics*.



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