

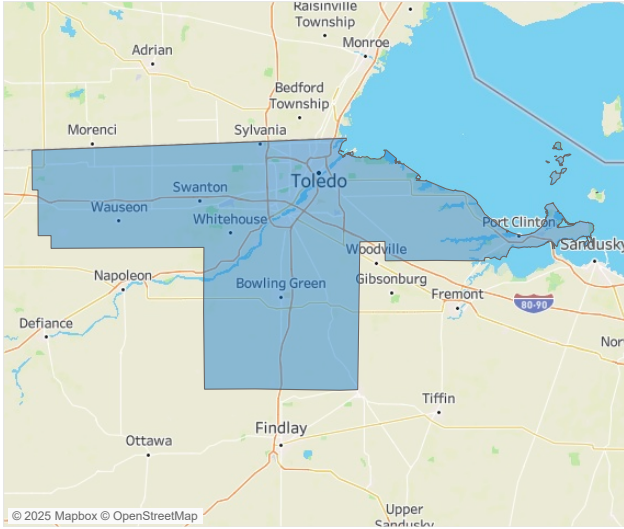


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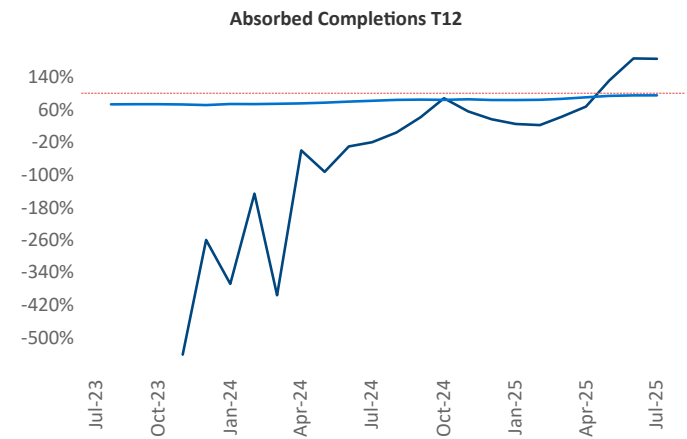
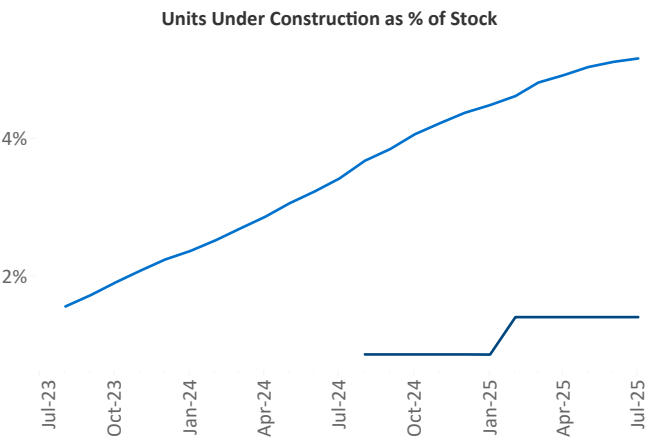
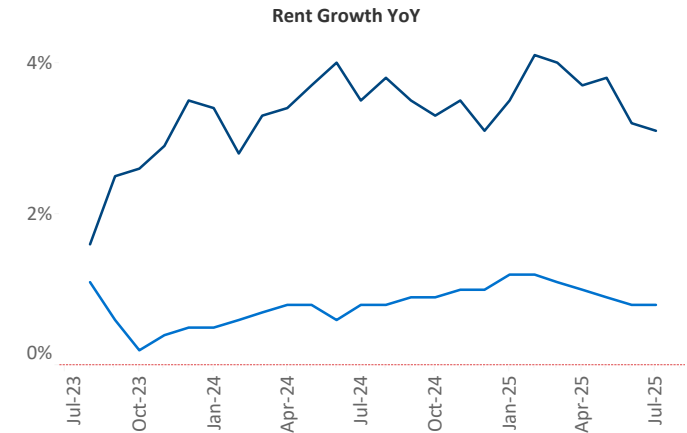
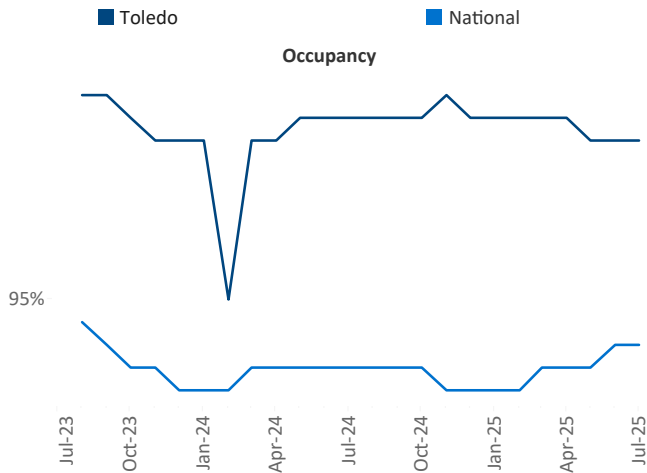


Toledo is the **91st** largest multifamily market with **37,382** completed units and **3,113** units in development, **524** of which have already broken ground.

Advertised **rents** are at **\$994**, up **3.1%** ▲ from the previous year placing Toledo at **30th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **418** ▲ units absorbed over the past twelve months. Absorption increased by **533** ▲ units from the previous year's absorption loss of **-115** ▼ units.

Employment in Toledo has grown by **2.0%** ▲ over the past 12 months, while hourly wages have risen by **6.1%** ▲ YoY to **\$33.54** according to the *Bureau of Labor Statistics*.



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