

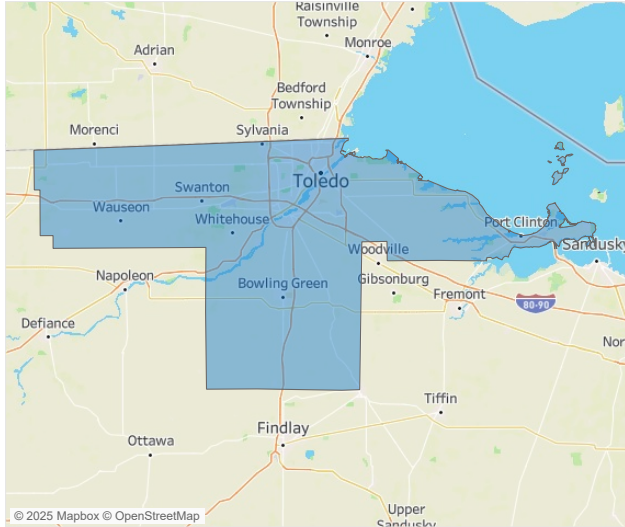


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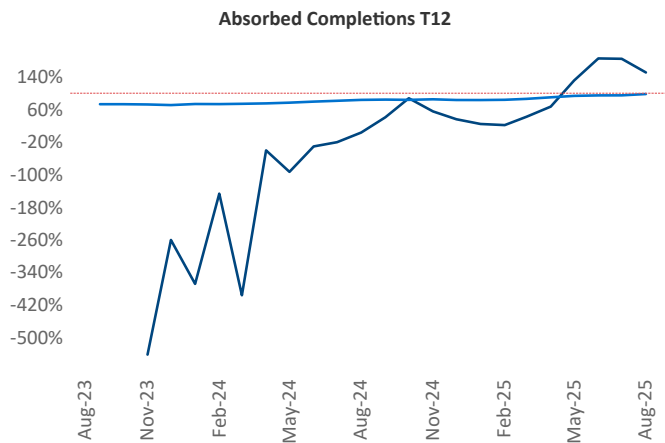
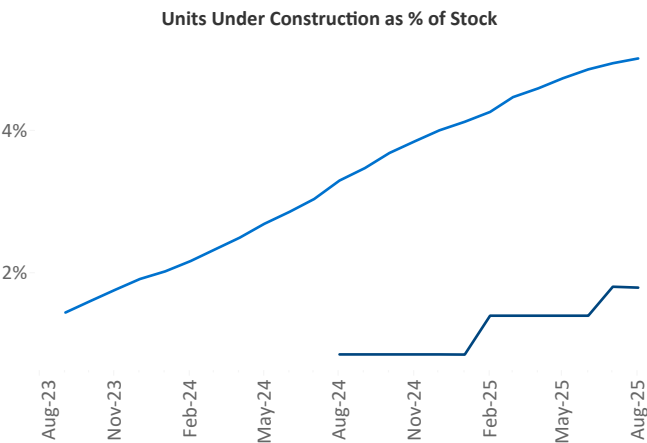
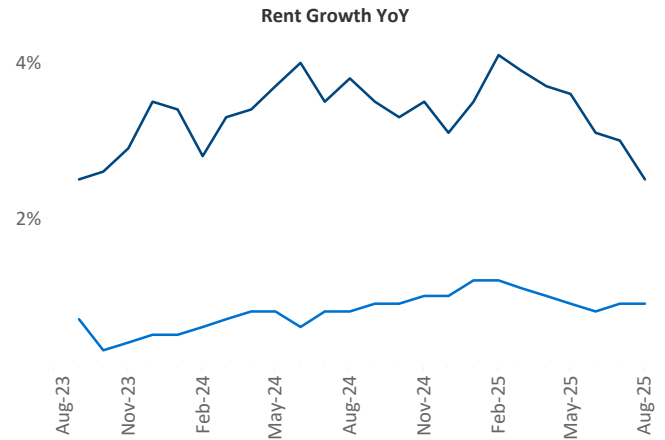
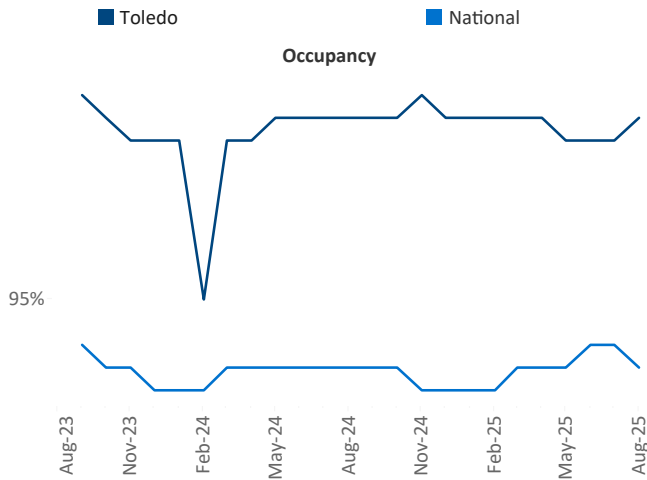


Toledo is the **91st** largest multifamily market with **37,644** completed units and **3,113** units in development, **676** of which have already broken ground.

Advertised **rents** are at **\$989**, up **2.5%** ▲ from the previous year placing Toledo at **40th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **741** ▲ units absorbed over the past twelve months. Absorption increased by **715** ▲ units from the previous year's absorption gain of **26** ▲ units.

**Employment** in Toledo has grown by **1.6%** ▲ over the past 12 months, while hourly wages have risen by **5.1%** ▲ YoY to **\$33.50** according to the *Bureau of Labor Statistics*.



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