

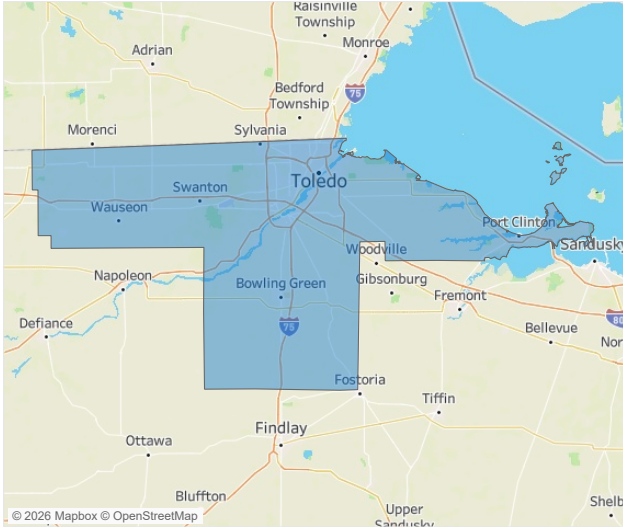


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Toledo  
November 2025

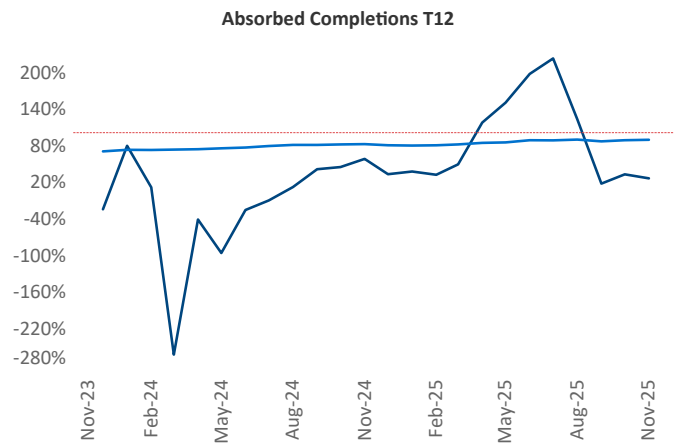
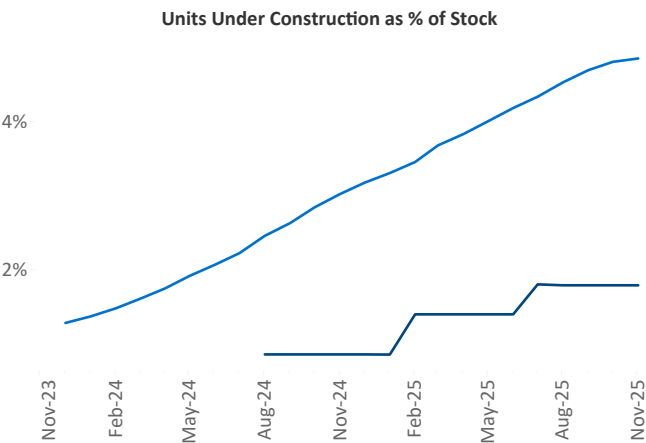
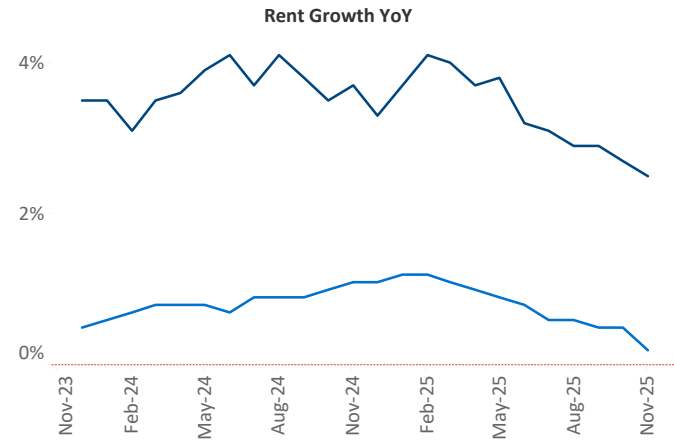
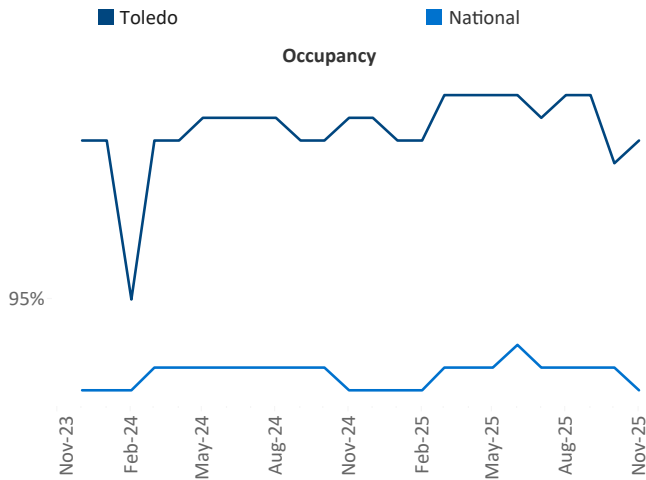


**Toledo** is the **91st** largest multifamily market with **37,723** completed units and **3,155** units in development, **676** of which have already broken ground.

Advertised **rents** are at **\$995**, up **2.5%** ▲ from the previous year placing Toledo at **27th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **130** ▲ units absorbed over the past twelve months. Absorption decreased by **-188** ▼ units from the previous year's absorption gain of **318** ▲ units.

**Employment** in Toledo has grown by **0.6%** ▲ over the past 12 months, while hourly wages have risen by **5.0%** ▲ YoY to **\$33.72** according to the *Bureau of Labor Statistics*.



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