

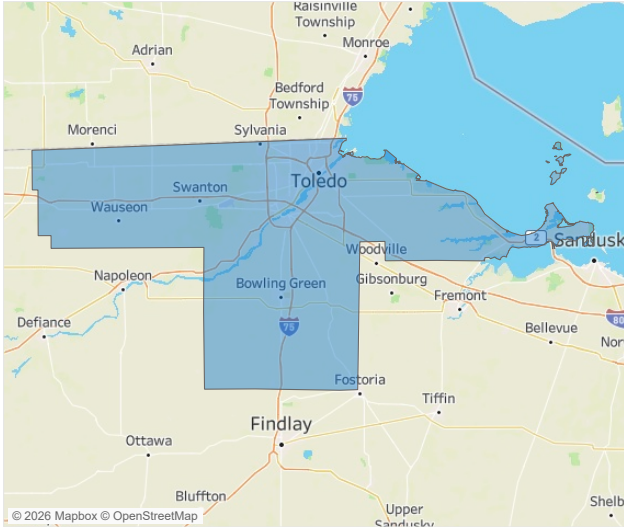


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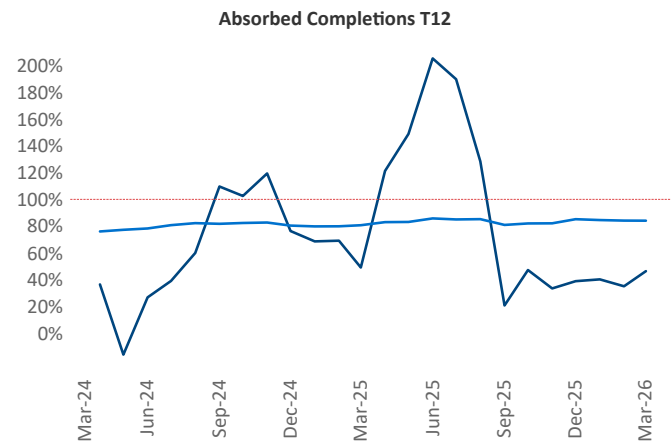
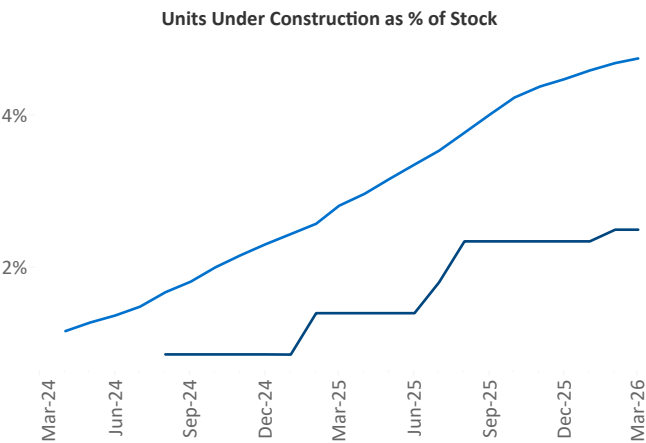
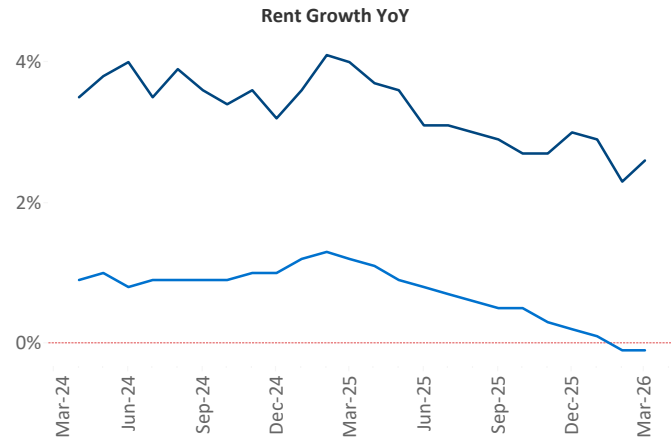
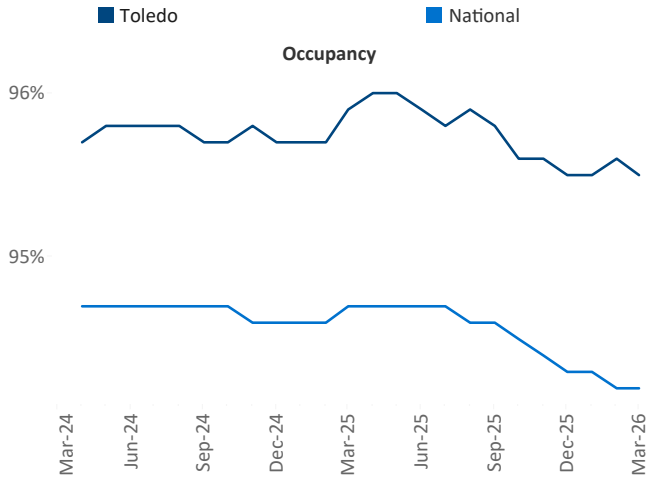


Toledo is the **91st** largest multifamily market with **37,723** completed units and **3,125** units in development, **942** of which have already broken ground.

Advertised **rents** are at **\$1,013**, up **2.6%** ▲ from the previous year placing Toledo at **23rd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **206** ▲ units absorbed over the past twelve months. Absorption decreased by **-173** ▼ units from the previous year's absorption gain of **379** ▲ units.

**Employment** in Toledo has shrunk by **-2.4%** ▼ over the past 12 months, while hourly wages have risen by **4.0%** ▲ YoY to **\$33.78** according to the *Bureau of Labor Statistics*.



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