

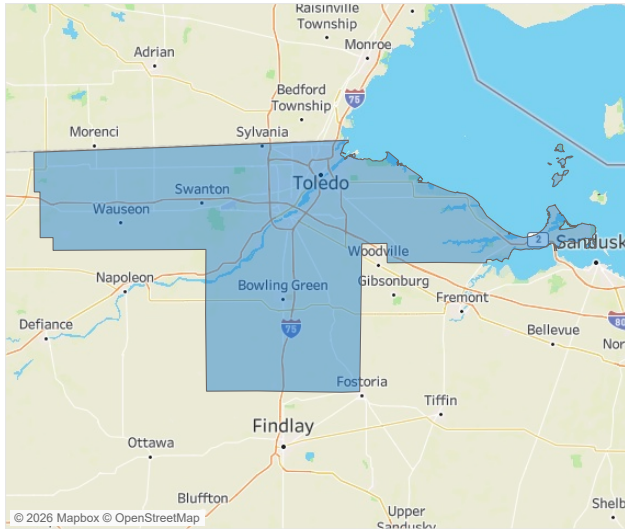


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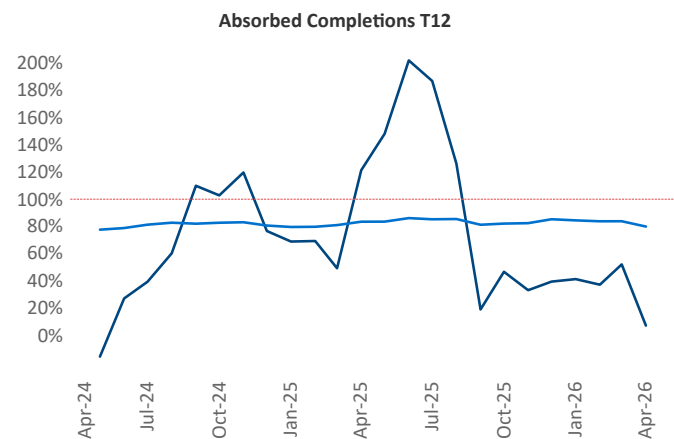
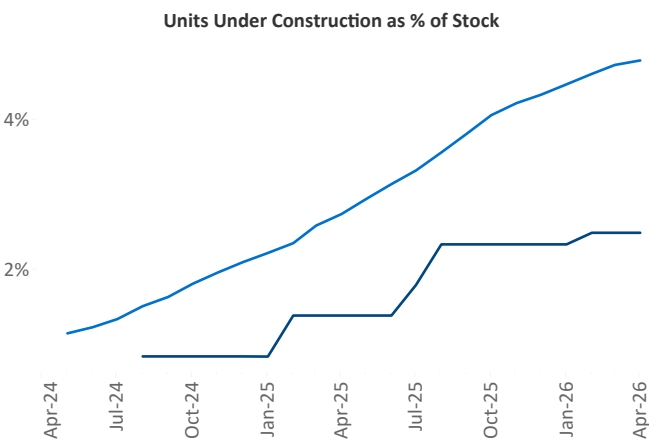
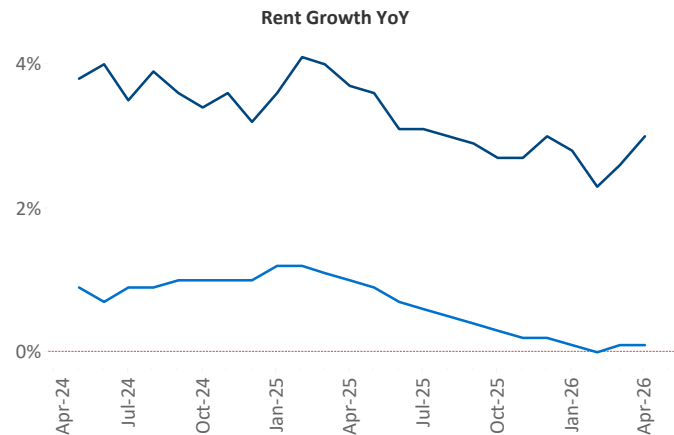
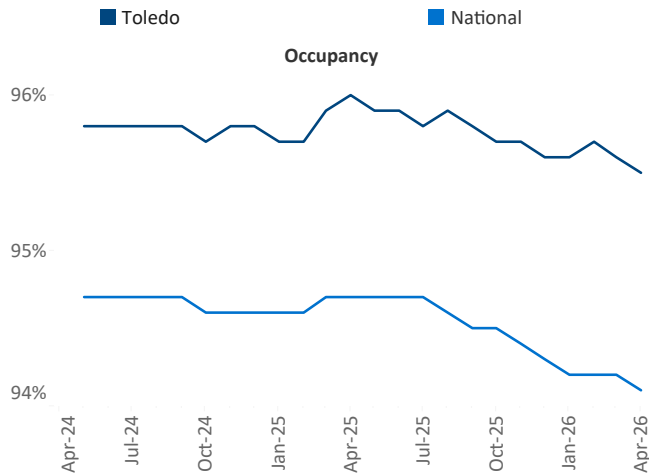


Toledo is the **91st** largest multifamily market with **37,723** completed units and **3,125** units in development, **942** of which have already broken ground.

Advertised **rents** are at **\$1,019**, up **3.0% ▲** from the previous year placing Toledo at **17th** overall in year-over-year rent growth.

Multifamily housing **demand** was positive with **31 ▲** units absorbed over the last twelve months. Absorption decreased by **-548 ▼** units from the previous year's absorption gain of **579 ▲** units.

Employment in Toledo decreased **-1.5% ▼** over the last twelve months, while hourly wages grew **1.2% ▲** YoY to **\$33.36**, according to the *Bureau of Labor Statistics*.



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