



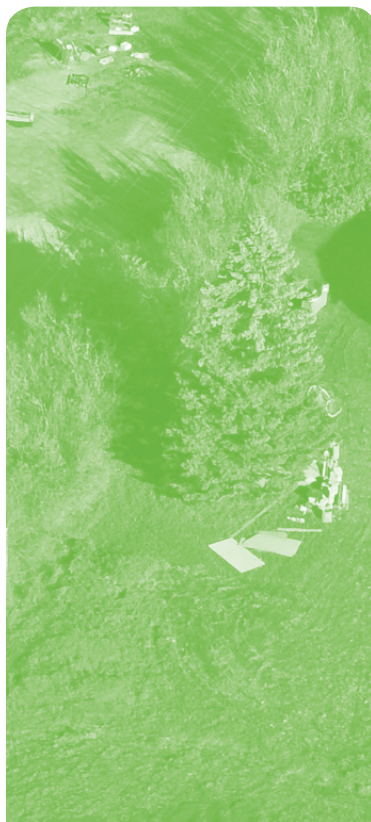
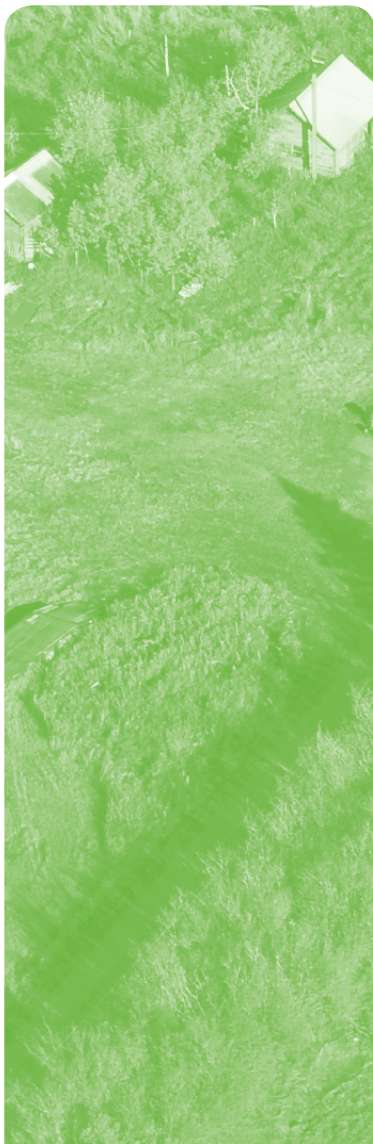
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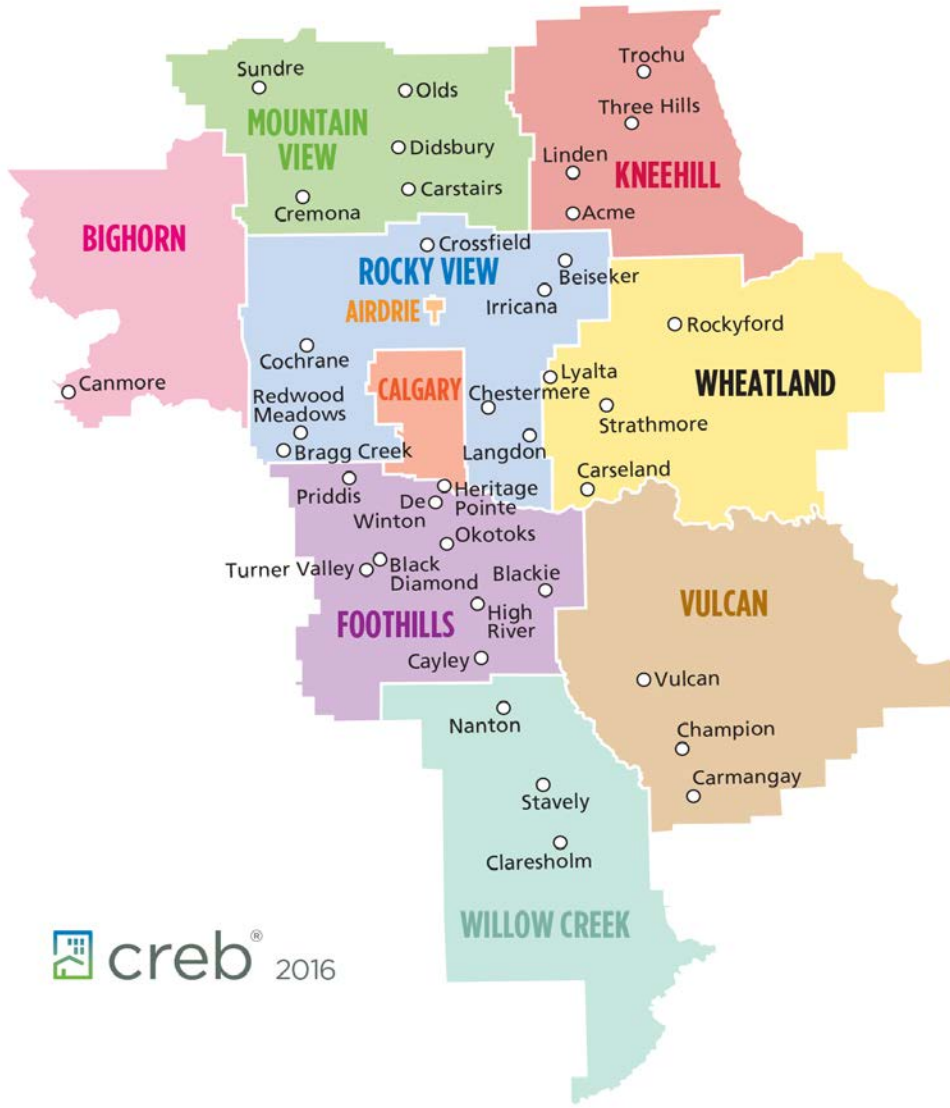
MONTHLY STATISTICS PACKAGE

Calgary Region

April 2016



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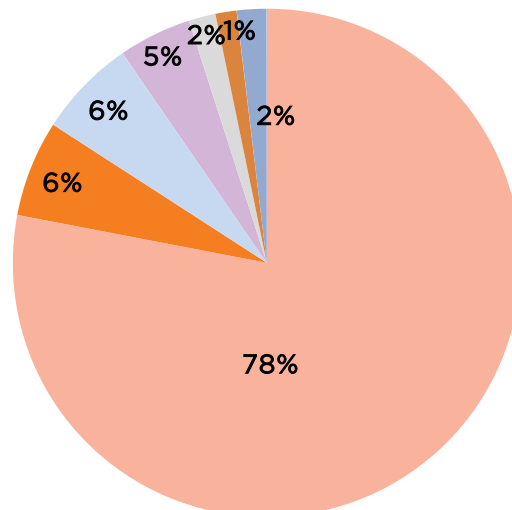
REGIONAL HIGHLIGHTS

May 2, 2016

- Year-to-date sales in Airdrie eased over last year's levels, but remained higher than long-term averages. While detached price have decreased, overall prices remain only 2.4 per cent below recent highs recorded in 2015.
- Sales activity improved in Cochrane last month, mostly due to gains in the \$300,000 - \$400,000 detached segment. Detached price declines neared six per cent, likely encouraging some of the sales growth.
- Okotoks year-to-date sales activity continued to remain well below long-term averages for this time of year. However, improving detached sales in the higher end of the market continued, preventing any significant year-over-year price changes.

SHARE OF SALES April 2016

- Calgary
- Airdrie
- Rocky View Region
- Foothills Region
- Mountain View Region
- Wheatland Region
- Other Active Areas



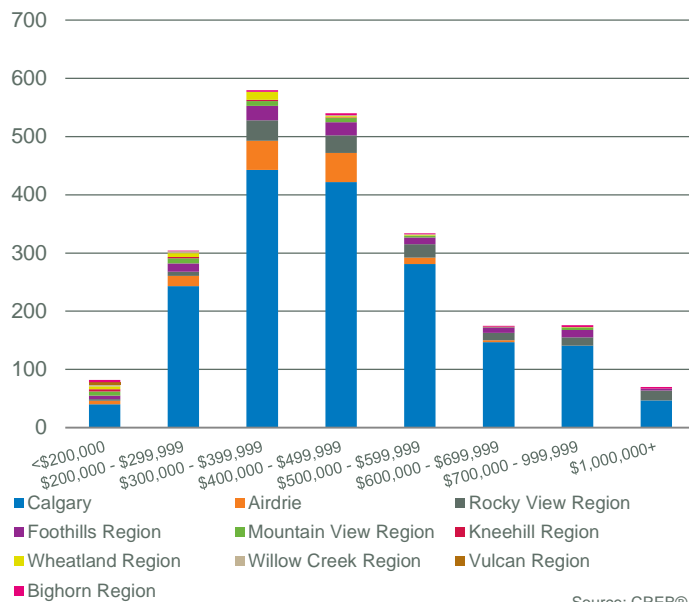
Source: CREB®

Apr 2016

April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,764	3,216	54.85%	6,242	3.54	441,000	476,427	430,000	78%
Airdrie	138	239	57.74%	490	3.55	363,400	387,083	393,500	6%
Rocky View Region	142	315	45.08%	881	6.20	531,800	579,750	478,000	6%
Foothills Region	105	223	47.09%	670	6.38	395,700	481,941	435,000	5%
Mountain View Region	39	118	33.05%	368	9.44	293,100	378,290	350,000	2%
Kneehill Region	10	23	43.48%	85	8.50	-	286,650	245,000	0%
Wheatland Region	30	65	46.15%	188	6.27	216,600	310,500	322,000	1%
Willow Creek Region	8	21	38.10%	95	11.88	-	299,750	267,000	0%
Vulcan Region	5	8	62.50%	60	12.00	-	125,980	147,500	0%
Bighorn Region	20	29	68.97%	98	4.90	-	592,650	431,500	1%
CREB® Economic Region	2,261	4,257	53.11%	9,177	4.06	437,600	472,613	425,000	100%

CREB® SALES BY PRICE RANGE

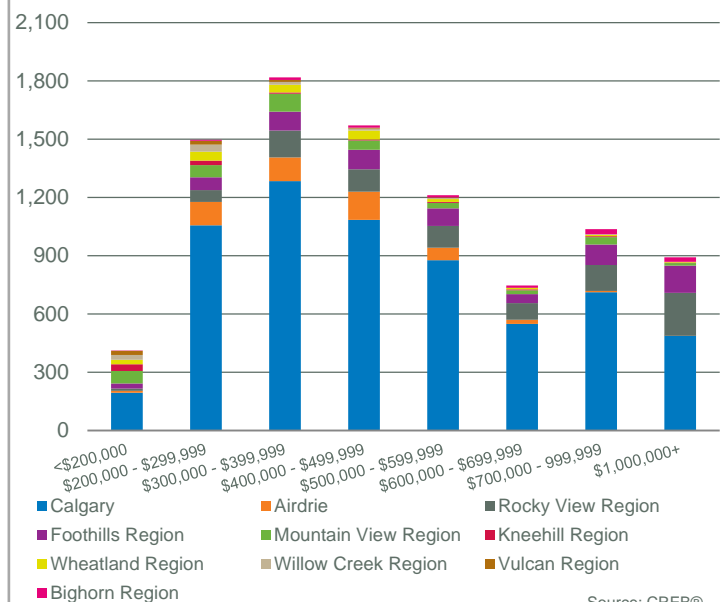
APRIL



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

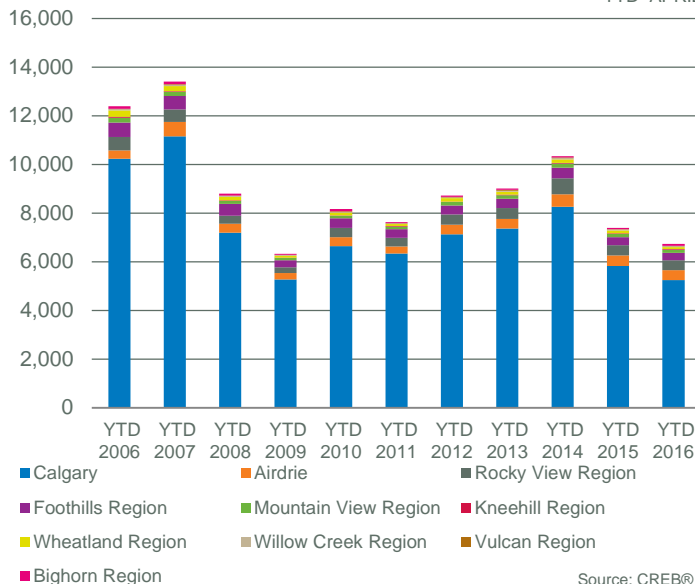
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Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

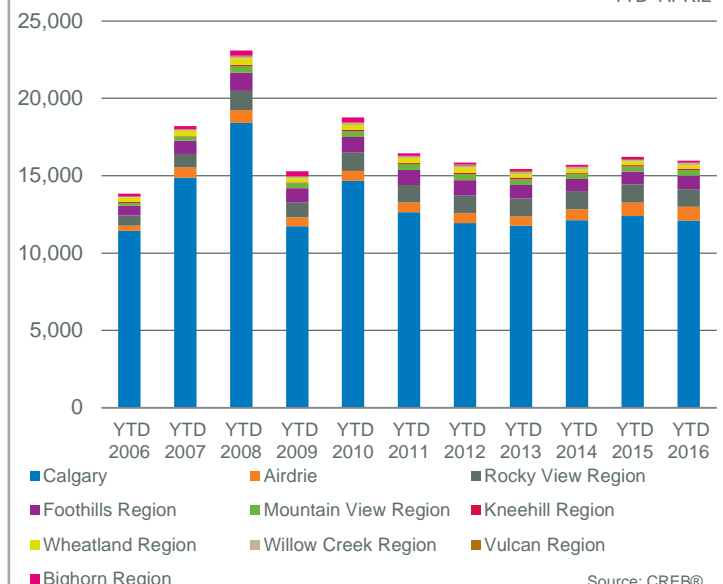
YTD APRIL



Source: CREB®

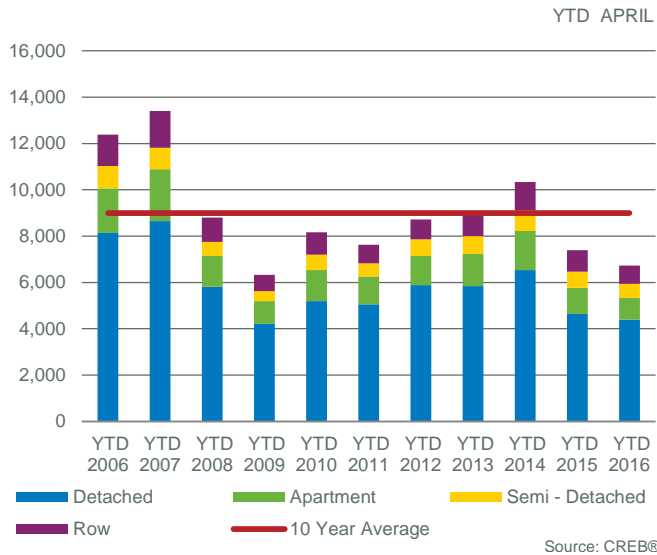
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

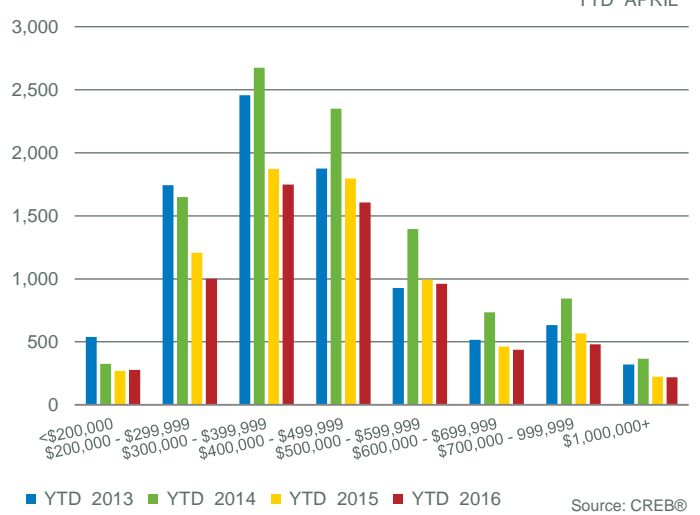


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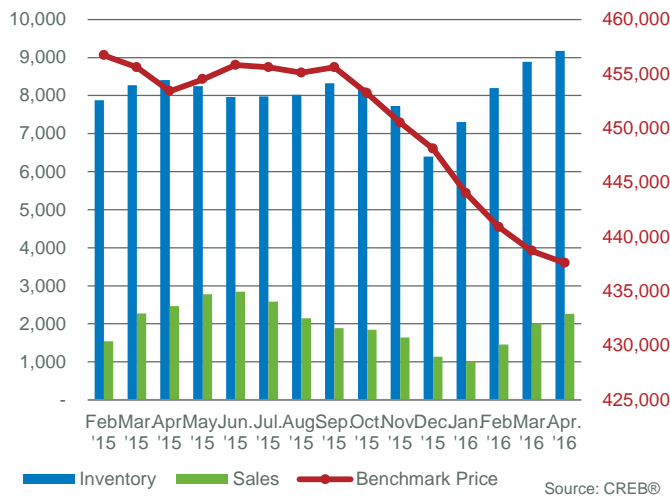
CREB® ECONOMIC REGION TOTAL SALES



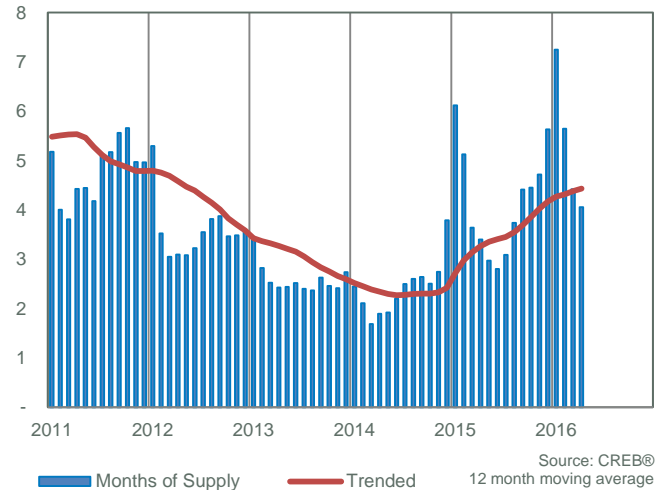
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



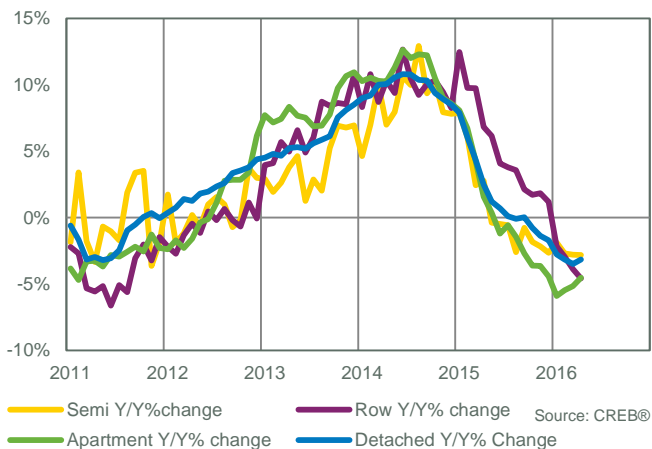
CREB® ECONOMIC REGION INVENTORY AND SALES



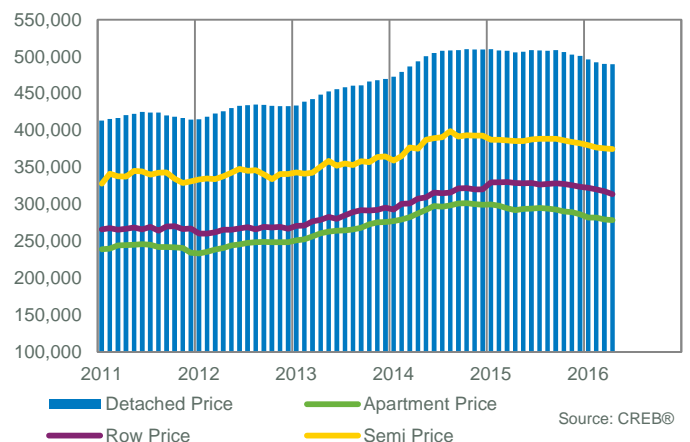
CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

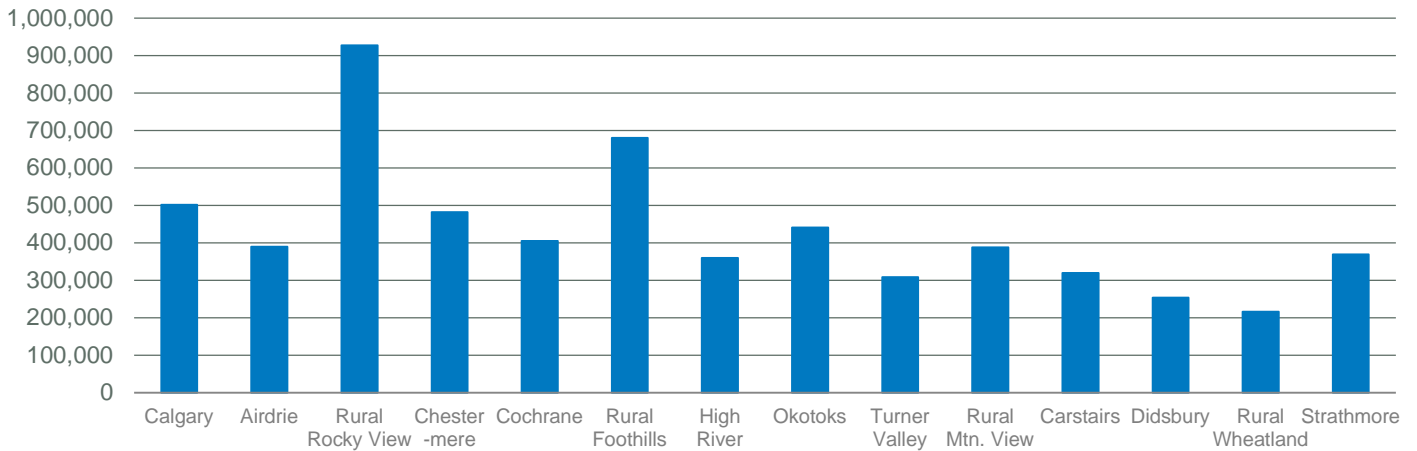


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

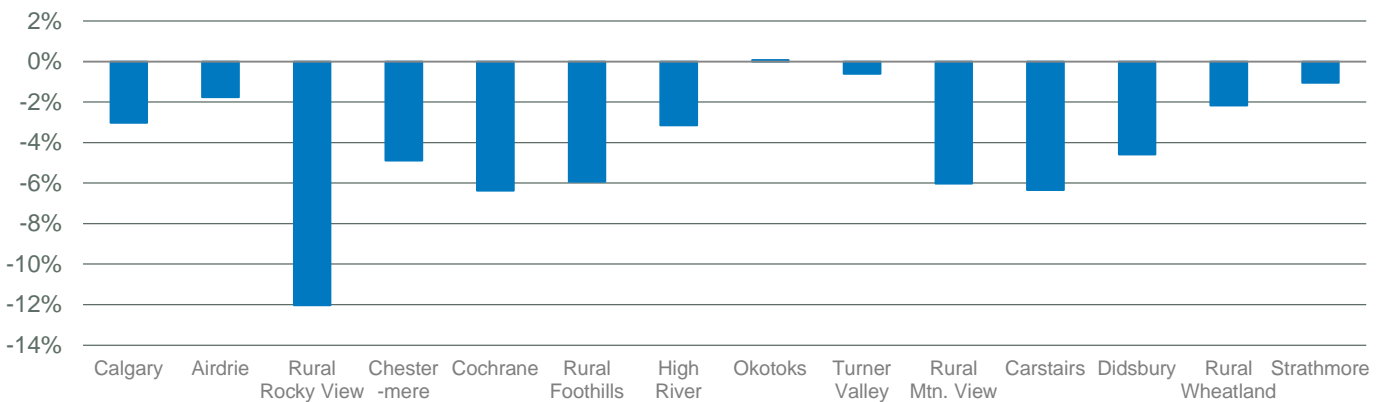
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

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Source: CREB®

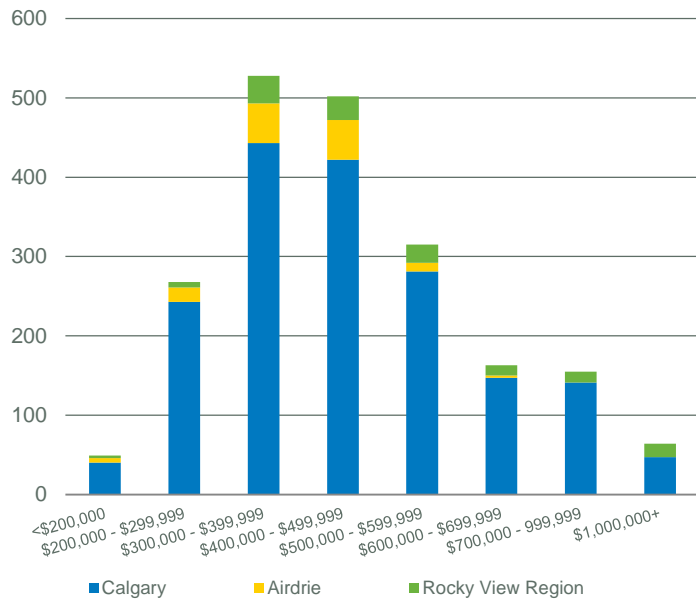
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,307	4,854	3	1984	2	1
Airdrie	1,463	4,651	3	1998	2	1
Rural Rocky View	2,130	87,120	3	1991	3	1
Cochrane	1,456	5,740	3	1996	2	1
Chestermere	1,884	5,593	3	2001	2	1
Rural Foothills	1,723	176,418	3	1987	2	0
High River	1,287	5,629	3	1985	2	0
Okotoks	1,454	5,038	3	1997	2	1
Turner Valley	1,215	6,335	3	1981	2	0
Rural Mountain View	1,256	7,393	3	1980	2	0
Carstairs	1,266	6,668	3	1987	2	0
Didsbury	1,189	6,384	3	1978	2	0
Rural Wheatland	1,206	11,335	3	1970	2	0
Strathmore	1,255	5,606	3	1996	2	0

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City of Calgary	1,764	3,216	54.85%	6,242	3.54	441,000	476,427	430,000	86%
Airdrie	138	239	57.74%	490	3.55	363,400	387,083	393,500	7%
Rocky View Region	142	315	45.08%	881	6.20	531,800	579,750	478,000	7%
Calgary CMA	2,044	3,770	54.22%	7,613	3.72	441,400	477,573	427,700	100%

CALGARY CMA SALES BY PRICE RANGE

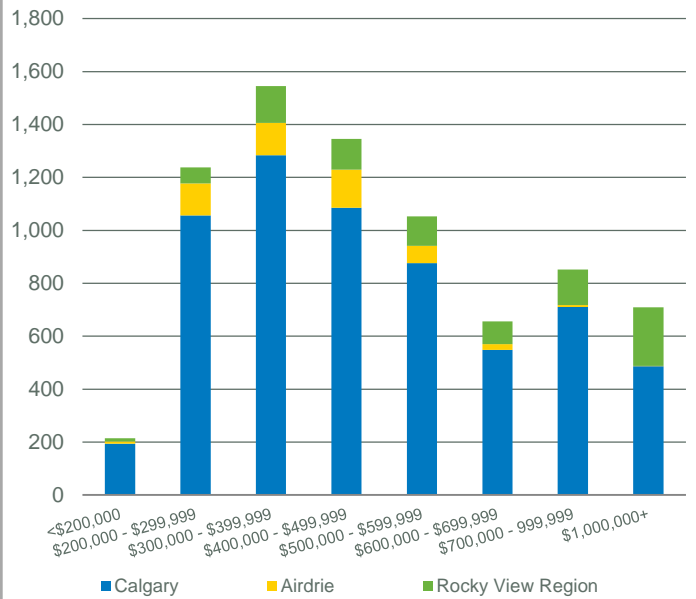
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

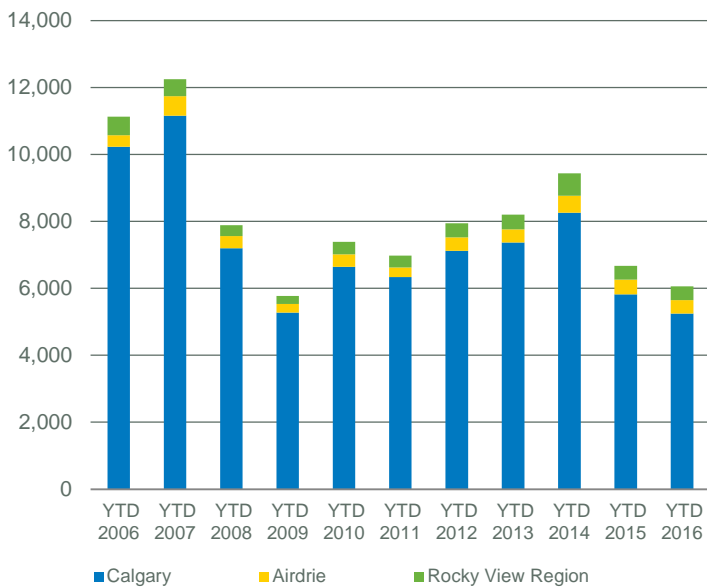
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

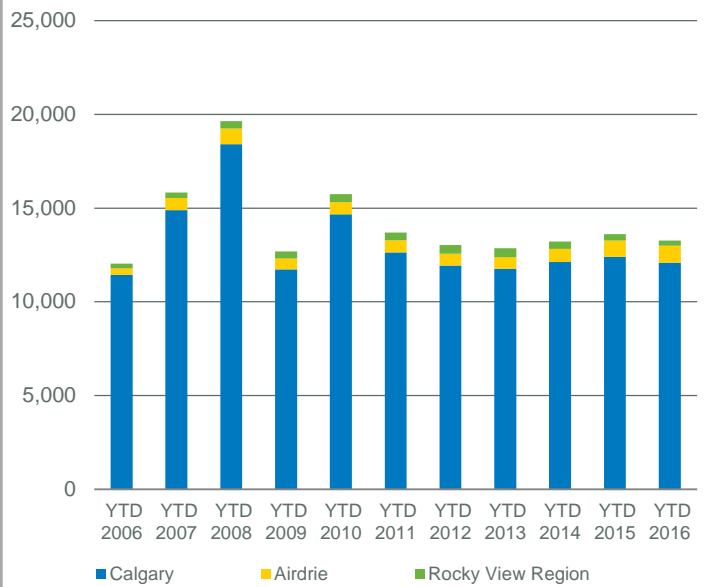
YTD APRIL



Source: CREB®

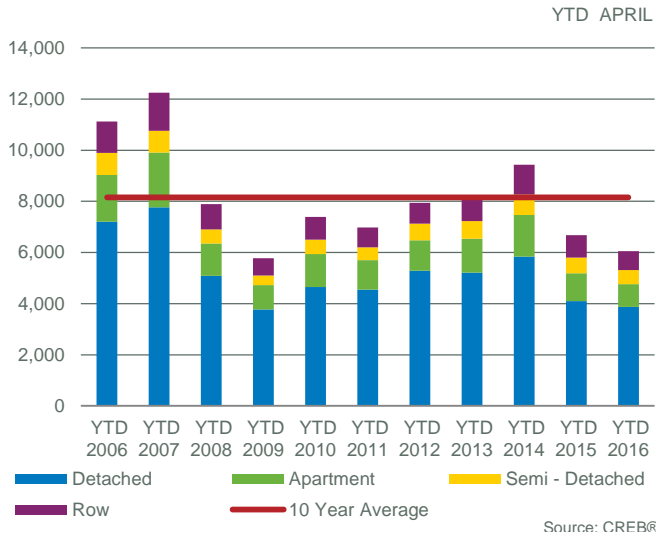
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

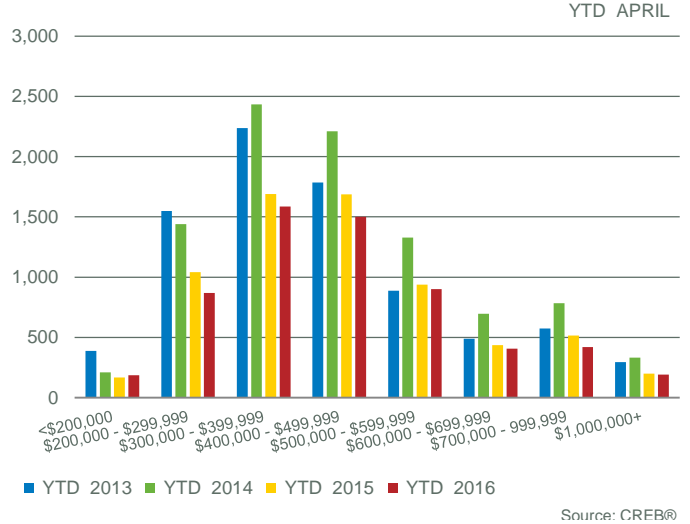


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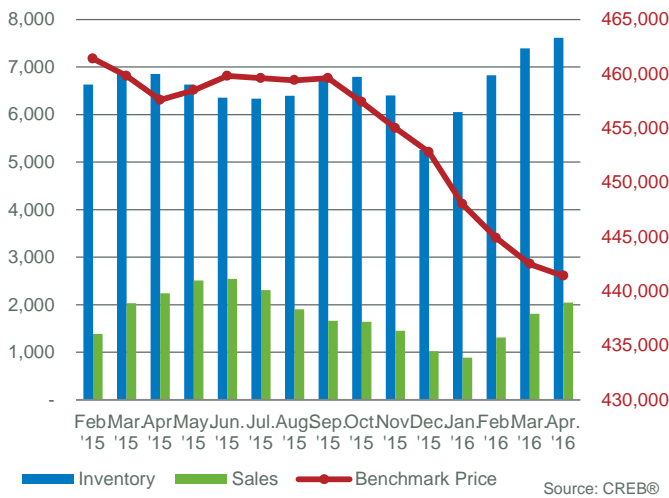
CALGARY CMA TOTAL SALES



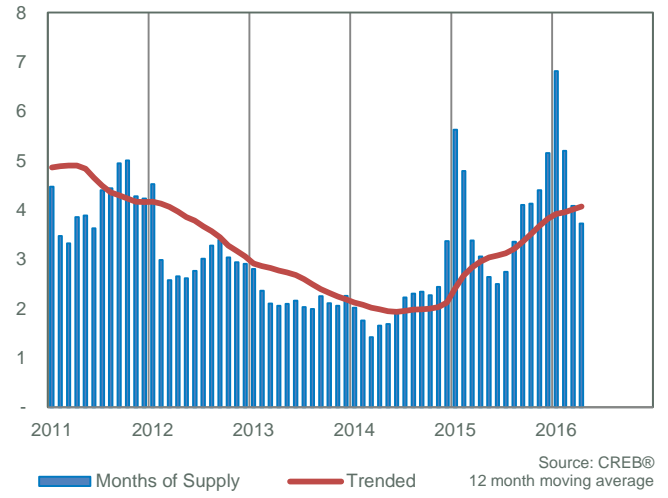
CALGARY CMA TOTAL SALES BY PRICE RANGE



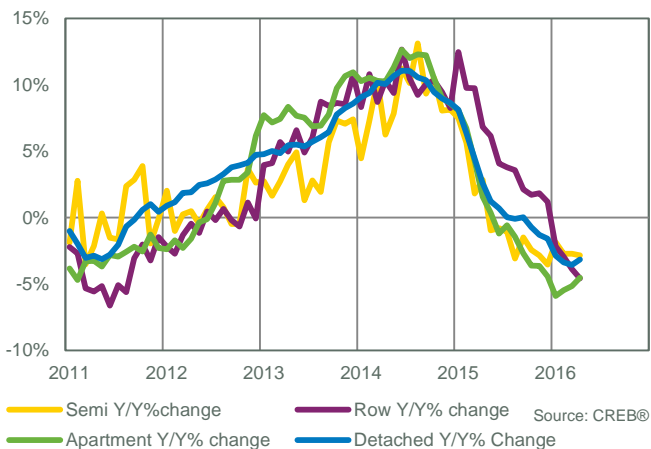
CALGARY CMA INVENTORY AND SALES



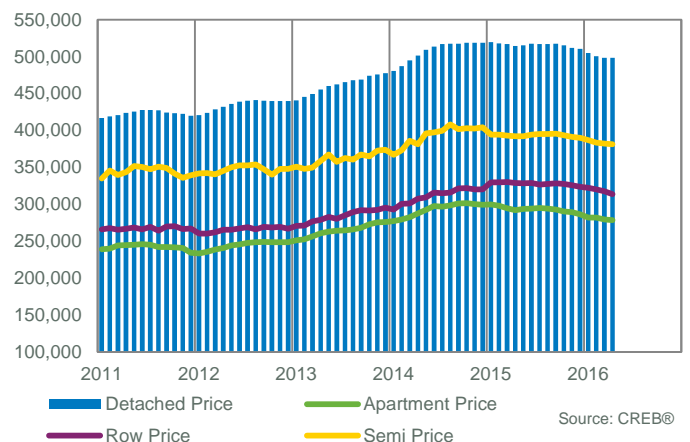
CALGARY CMA MONTHS OF INVENTORY



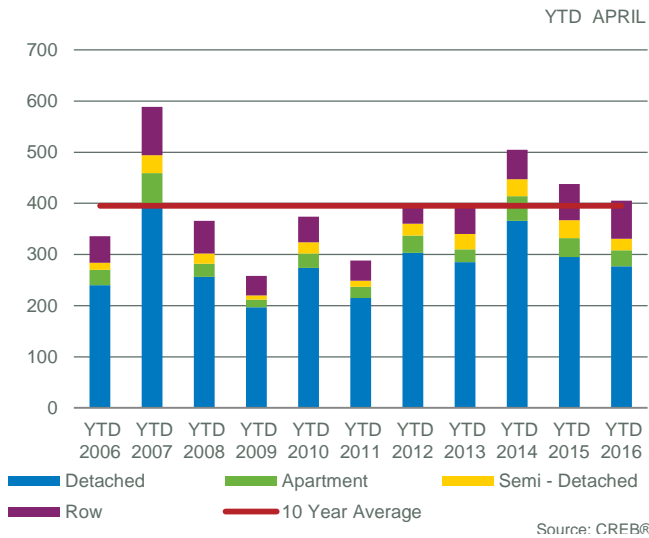
CALGARY CMA PRICE CHANGE



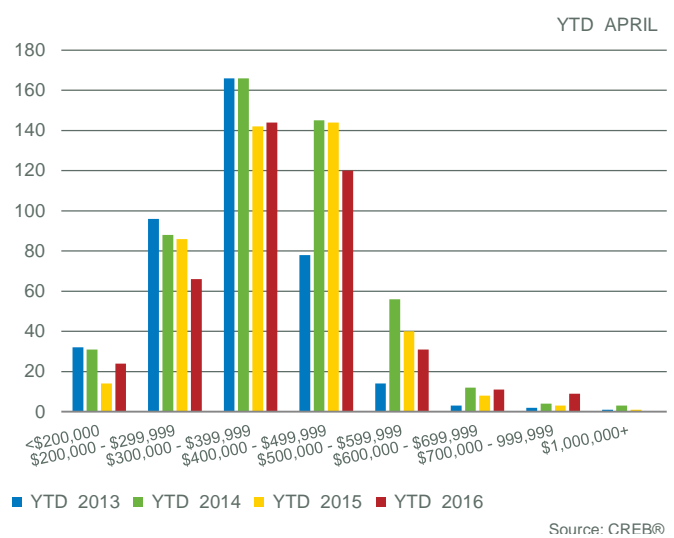
CALGARY CMA PRICES



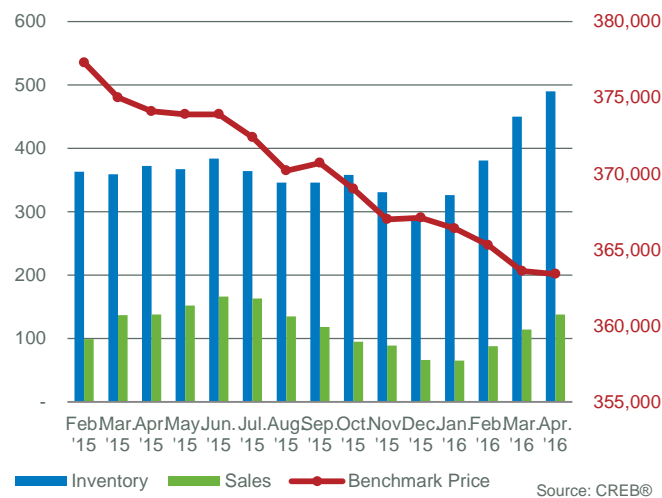
AIRDRIE TOTAL SALES



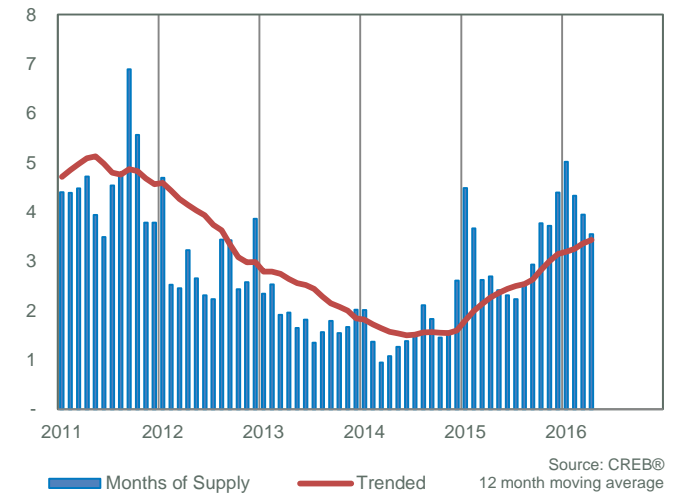
AIRDRIE TOTAL SALES BY PRICE RANGE



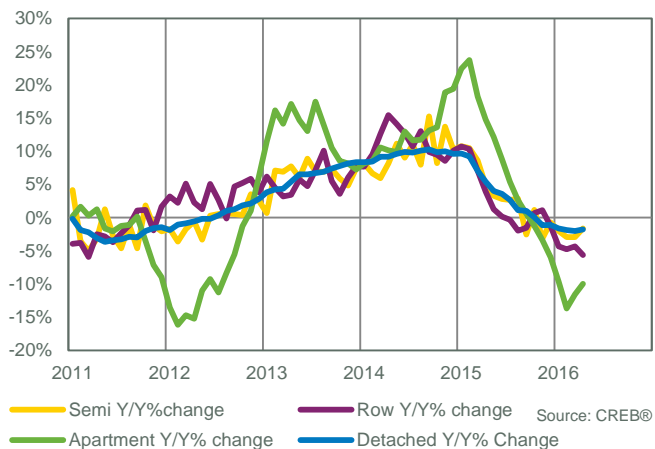
AIRDRIE INVENTORY AND SALES



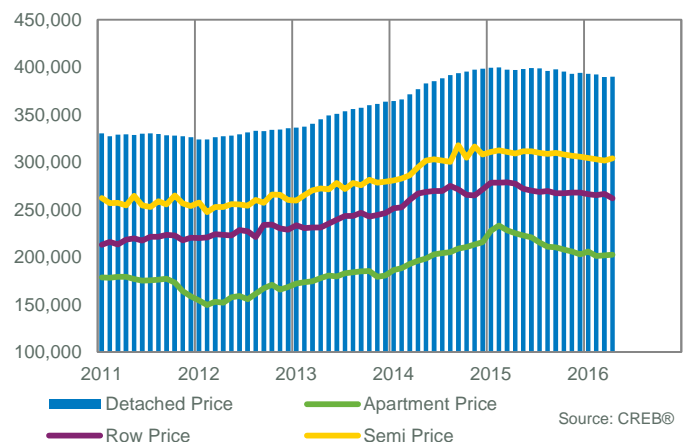
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



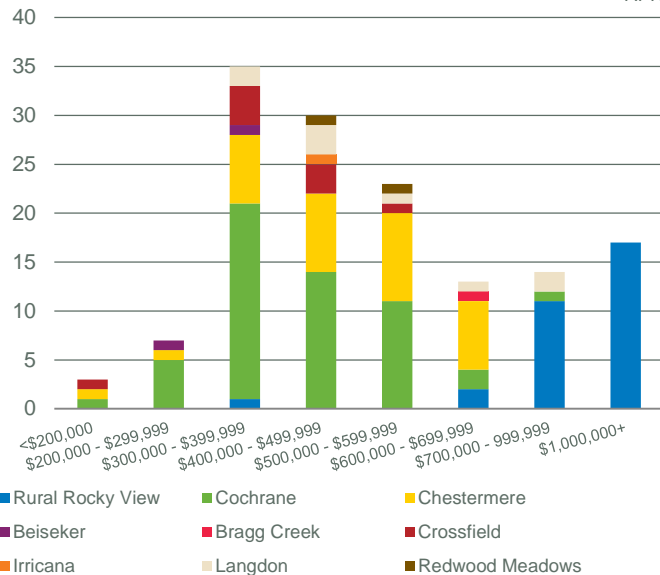
AIRDRIE PRICES



April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	142	315	45.08%	881	6.20	531,800	579,750	478,000	100%
Rural Rocky View	31	70	44.29%	280	9.03	929,300	1,061,137	1,030,000	22%
Beiseker	2	4	50.00%	7	3.50	-	256,250	256,250	1%
Bragg Creek	1	6	16.67%	12	12.00	-	610,000	610,000	1%
Chestermere	33	71	46.48%	177	5.36	471,800	476,089	495,000	23%
Cochrane	54	136	39.71%	334	6.19	419,500	427,977	403,250	38%
Crossfield	9	9	100.00%	21	2.33	-	365,322	384,000	6%
Irricana	1	3	33.33%	8	8.00	-	447,000	447,000	1%
Langdon	9	11	81.82%	25	2.78	-	527,800	483,500	6%
Redwood Meadows	2	2	100.00%	6	3.00	-	500,000	500,000	1%
Other	0	3	0.00%	11	-	-	592,229	489,250	0%

SALES BY PRICE RANGE

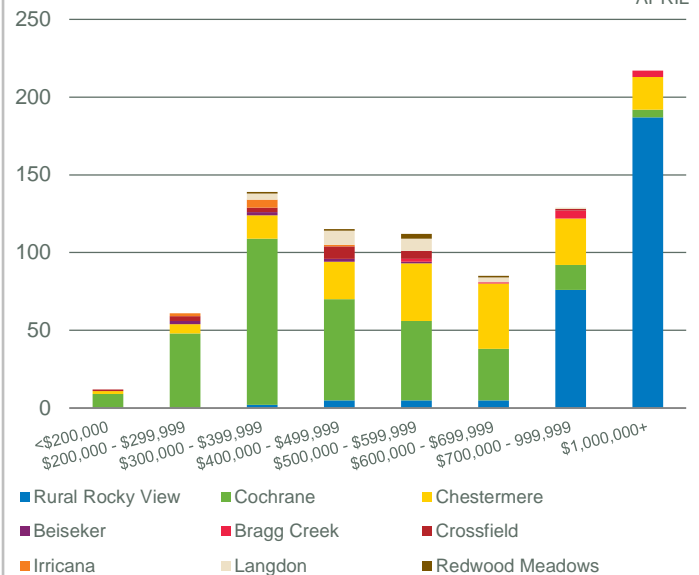
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Source: CREB®

INVENTORY BY PRICE RANGE

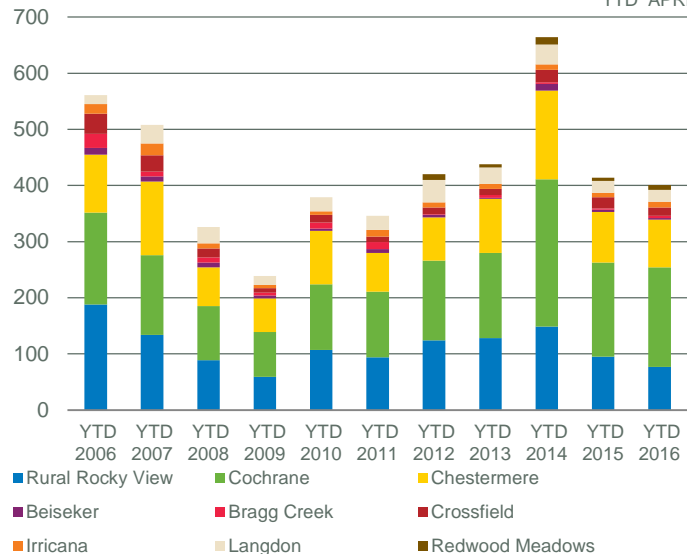
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Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

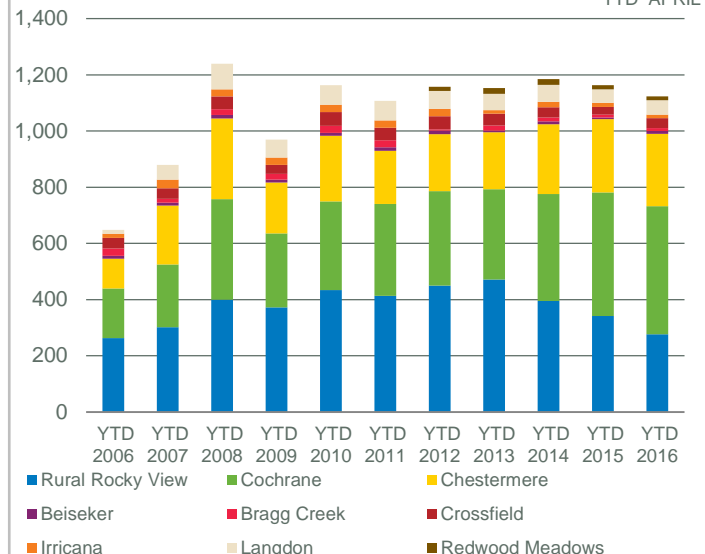
YTD APRIL



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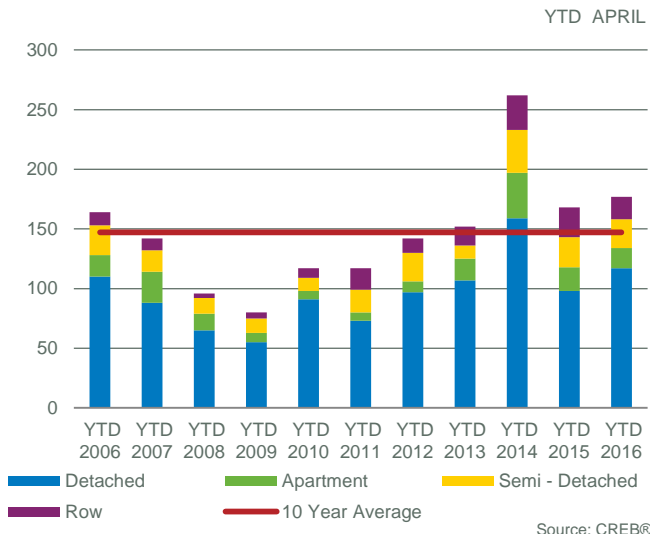
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

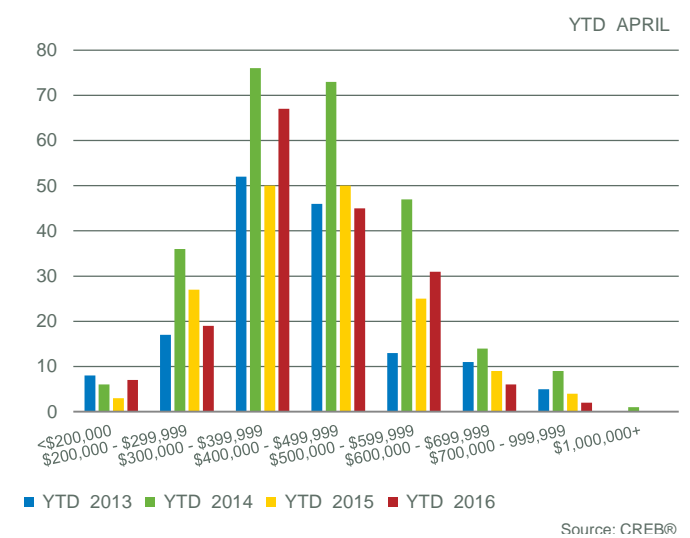


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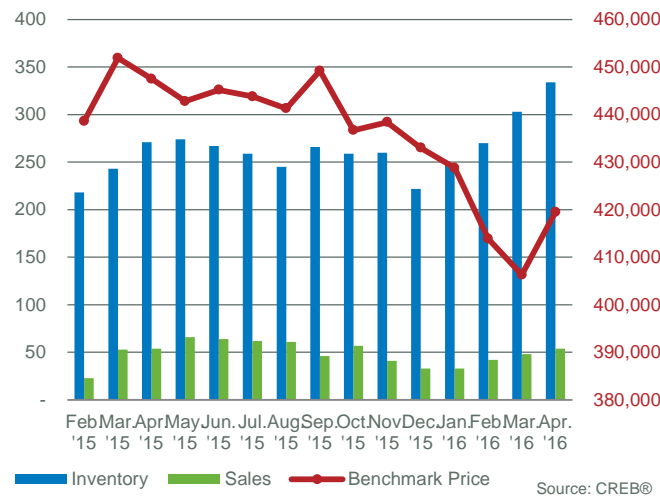
COCHRANE TOTAL SALES



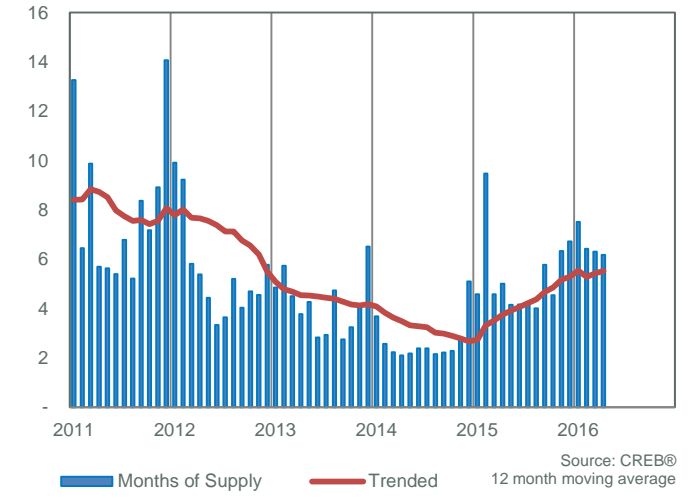
COCHRANE TOTAL SALES BY PRICE RANGE



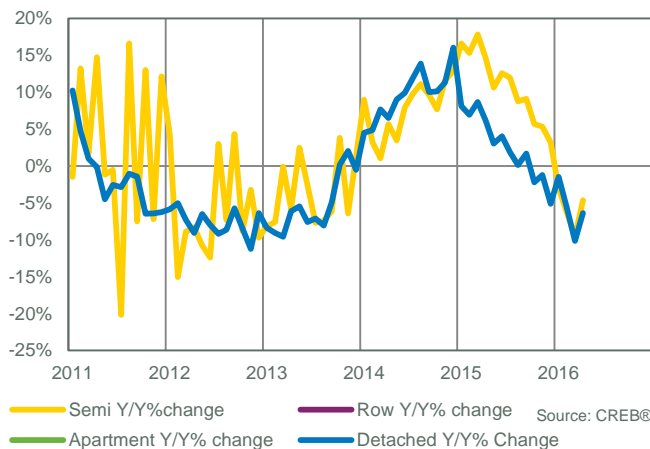
COCHRANE INVENTORY AND SALES



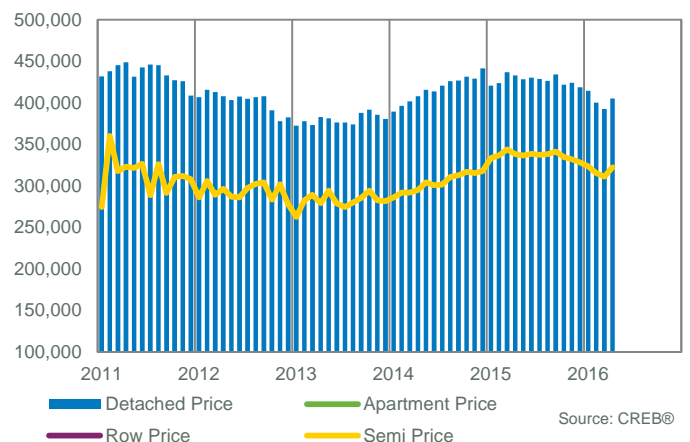
COCHRANE MONTHS OF INVENTORY



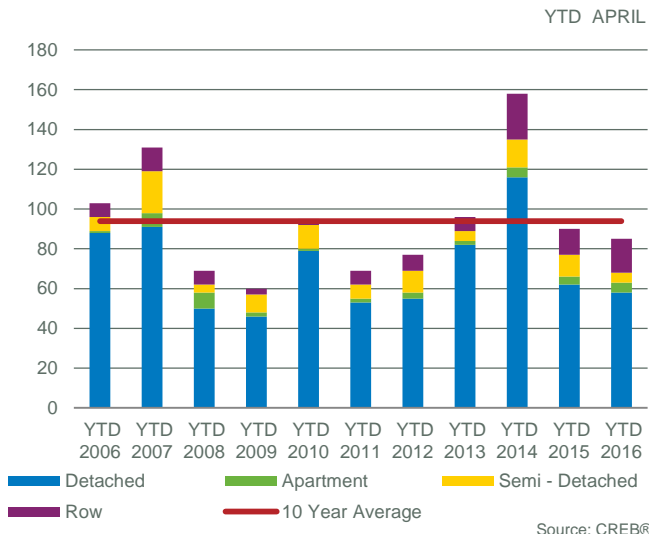
COCHRANE PRICE CHANGE



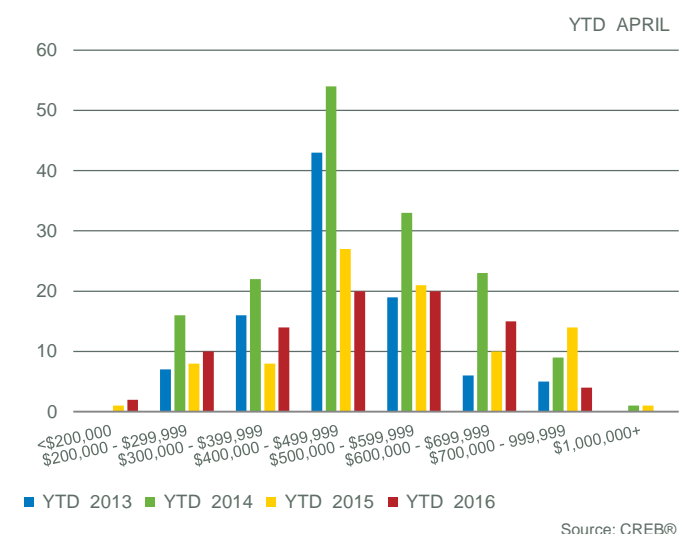
COCHRANE PRICES



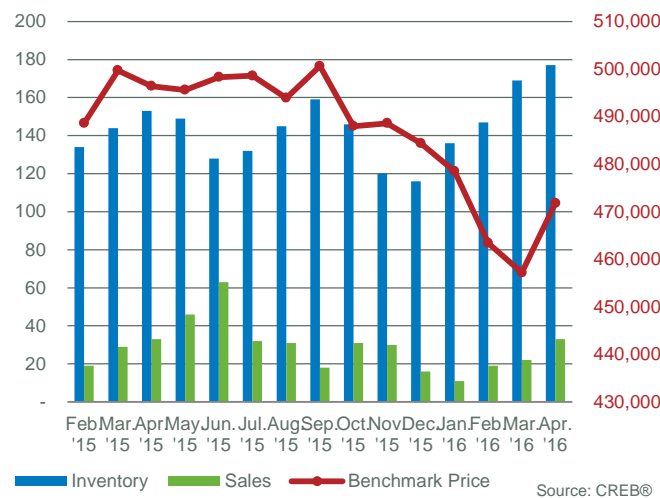
CHESTERMERE TOTAL SALES



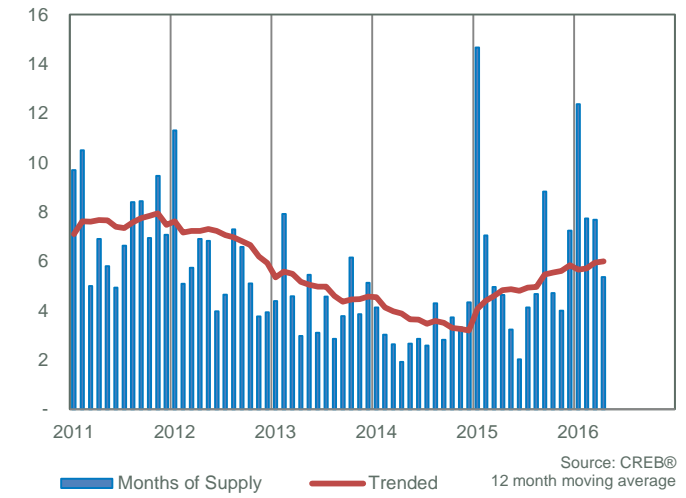
CHESTERMERE TOTAL SALES BY PRICE RANGE



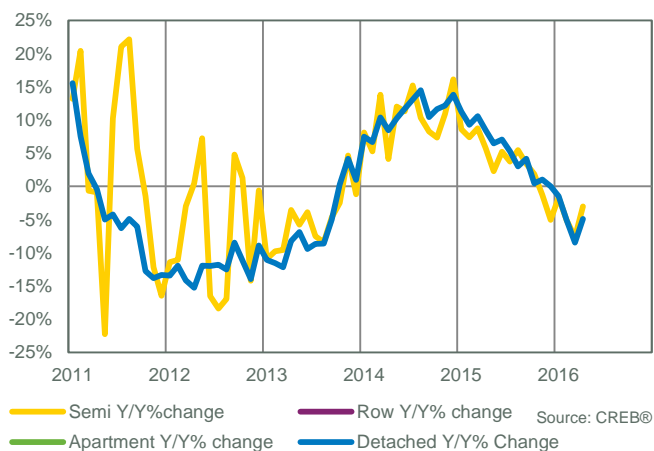
CHESTERMERE INVENTORY AND SALES



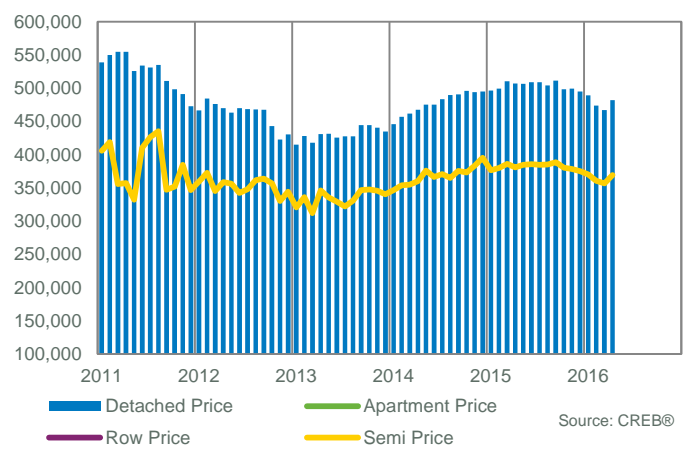
CHESTERMERE MONTHS OF INVENTORY



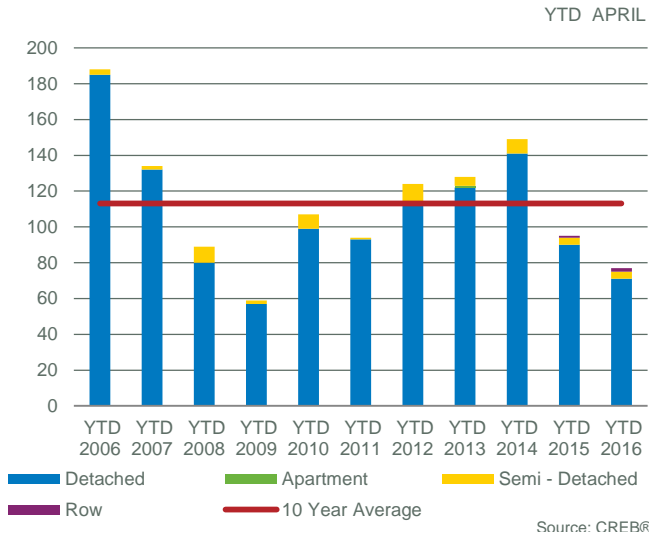
CHESTERMERE PRICE CHANGE



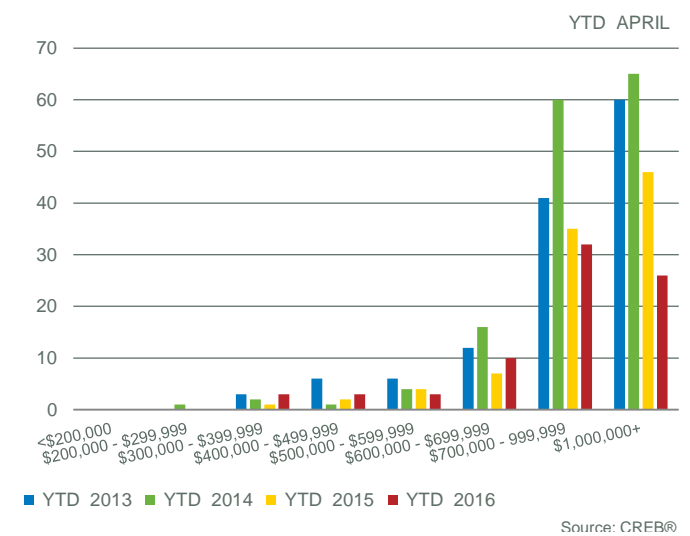
CHESTERMERE PRICES



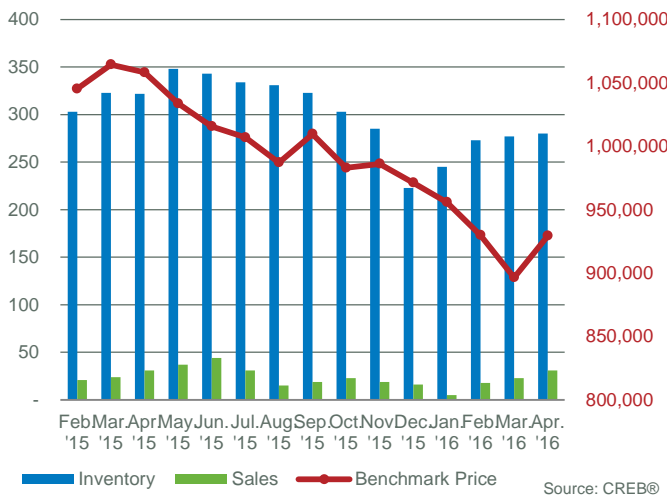
RURAL ROCKY VIEW TOTAL SALES



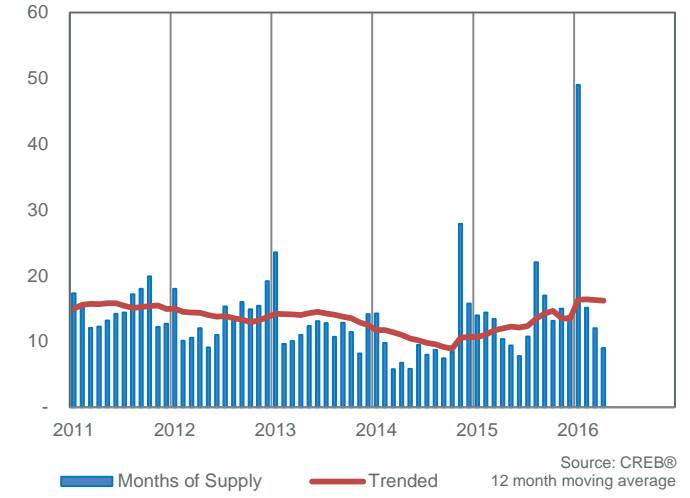
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



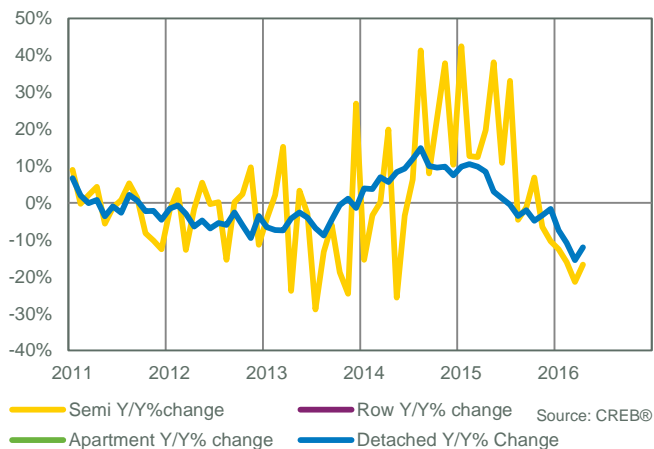
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



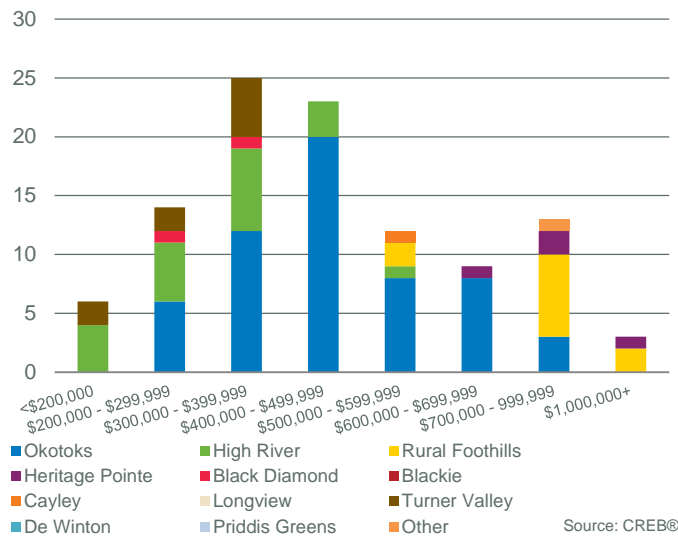
RURAL ROCKY VIEW PRICES



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Total Foothills Region	105	223	47.09%	674	6.42	395,700	481,941	435,000	100%
Rural Foothills	11	48	22.92%	160	14.55	682,700	846,000	890,000	10%
Black Diamond	2	9	22.22%	27	13.50	-	337,500	337,500	2%
Blackie	0	1	0.00%	2	-	-	-	-	0%
Cayley	1	2	50.00%	3	3.00	-	593,750	593,750	1%
De Winton	0	2	0.00%	7	-	-	-	-	0%
Heritate Pointe	4	14	28.57%	58	14.50	-	913,125	795,000	4%
High River	20	38	52.63%	118	5.90	342,800	316,640	332,500	19%
Okotoks	57	101	56.44%	249	4.37	433,800	465,279	450,000	54%
Turner Valley	9	6	150.00%	24	2.67	295,800	285,870	300,000	9%
Priddis Greens	0	1	0.00%	15	-	-	-	-	0%
Longview	0	0	-	4	-	-	-	-	0%
Other	1	1	100.00%	7	7.00	-	950,000	950,000	1%

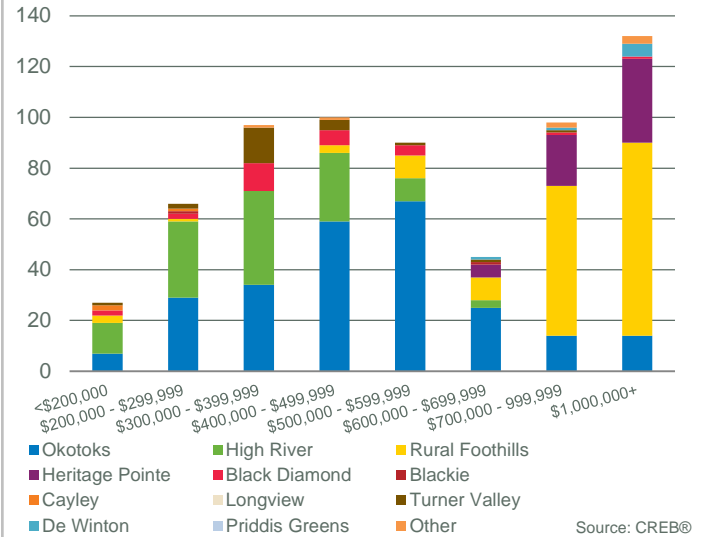
SALES BY PRICE RANGE

APRIL



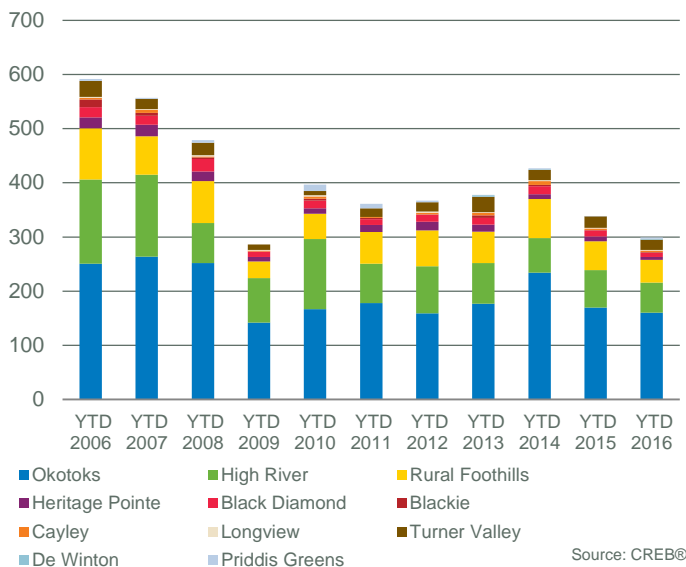
INVENTORY BY PRICE RANGE

APRIL



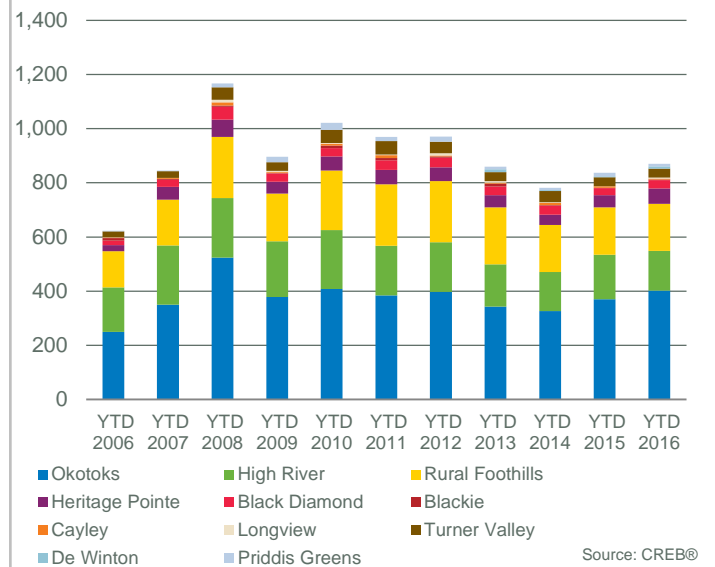
FOOTHILLS SALES: YEAR-TO-DATE

YTD APRIL

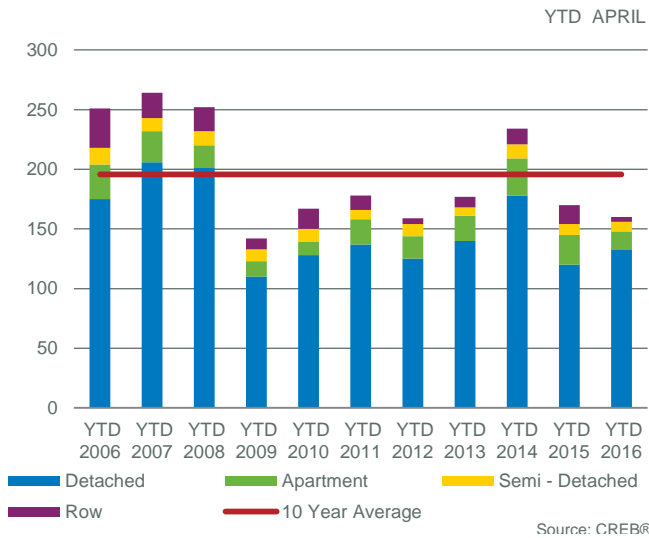


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

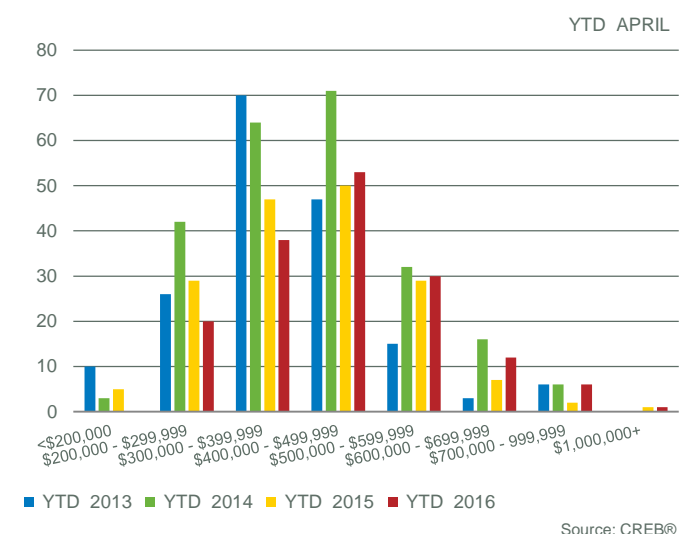
YTD APRIL



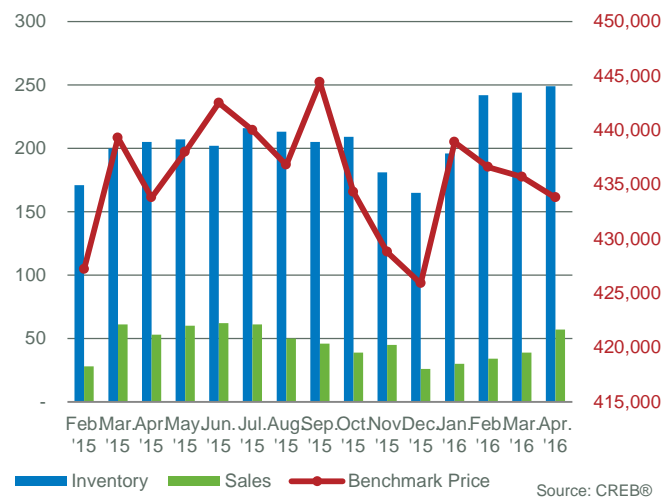
OKOTOKS TOTAL SALES



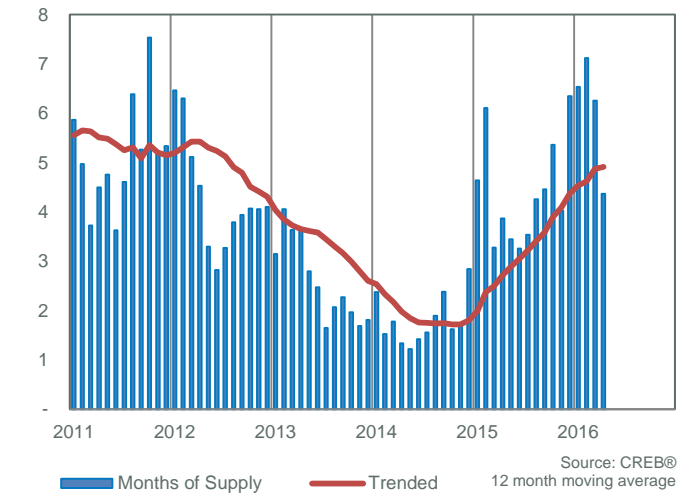
OKOTOKS TOTAL SALES BY PRICE RANGE



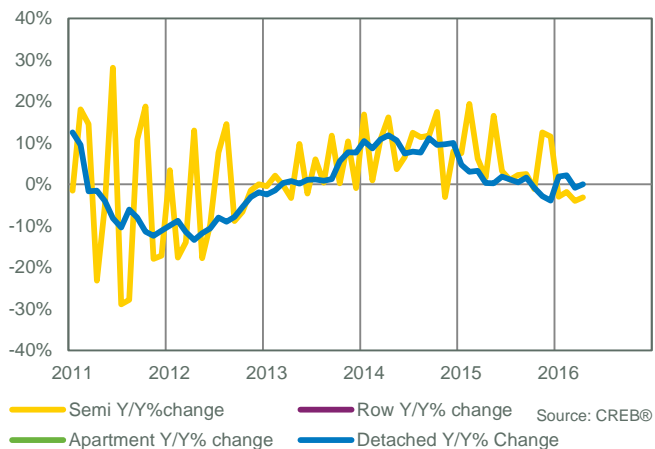
OKOTOKS INVENTORY AND SALES



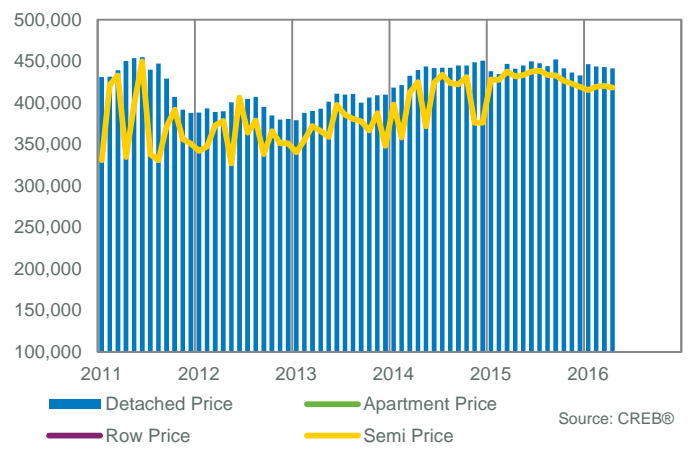
OKOTOKS MONTHS OF INVENTORY



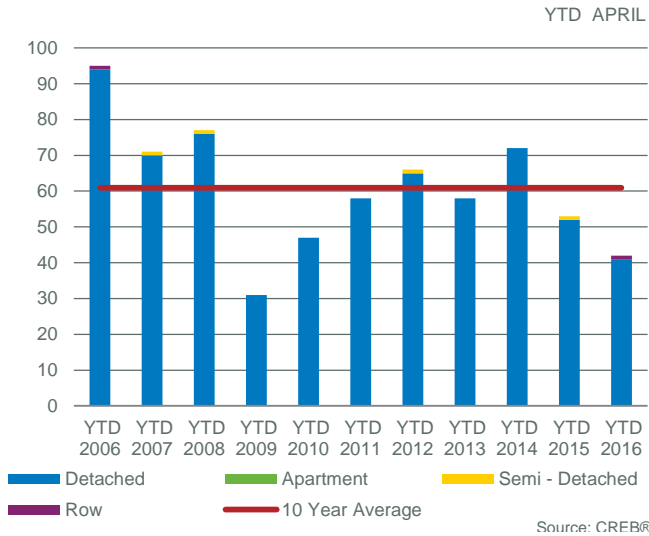
OKOTOKS PRICE CHANGE



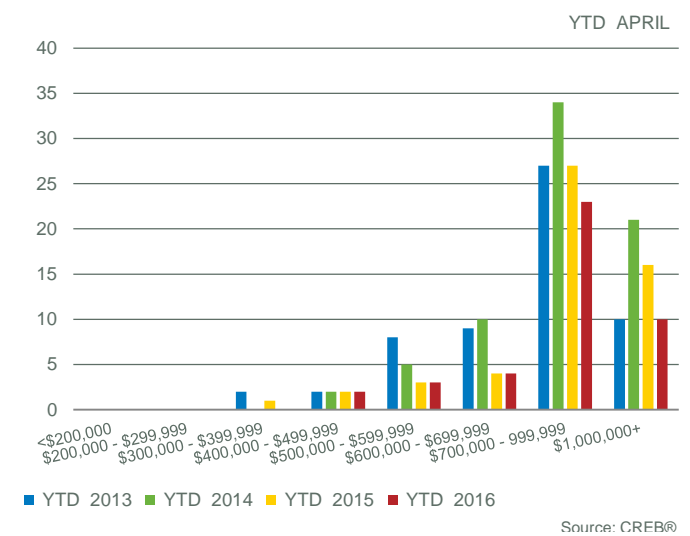
OKOTOKS PRICES



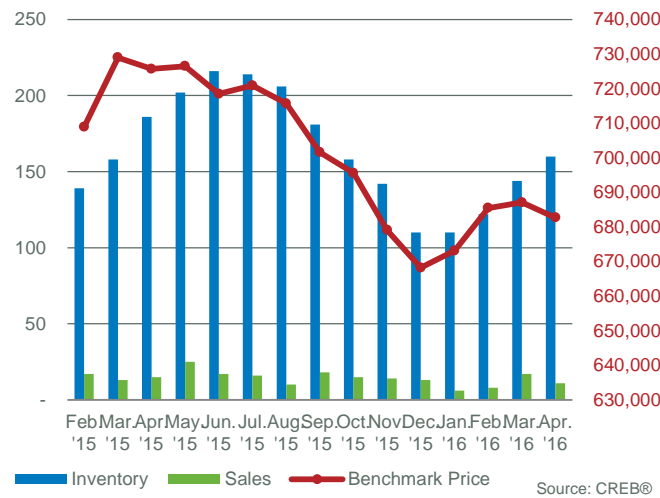
RURAL FoothILLS TOTAL SALES



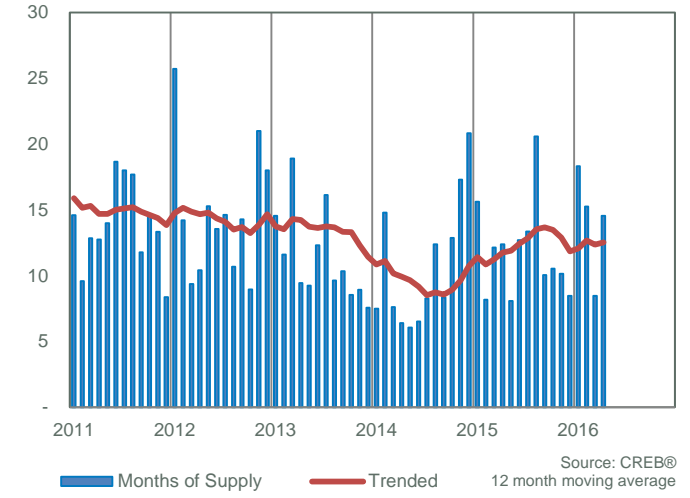
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



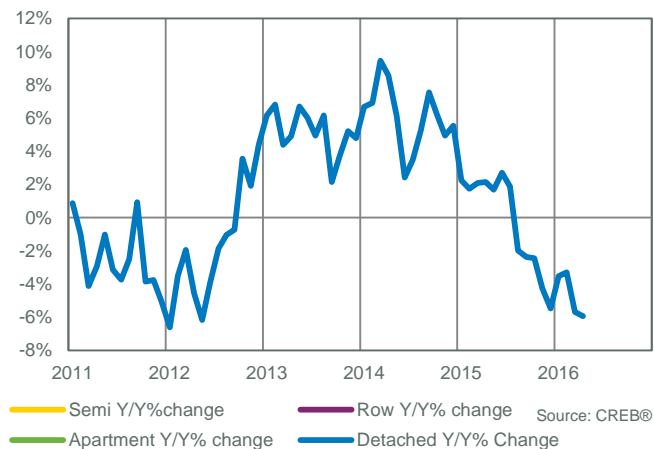
RURAL FoothILLS INVENTORY AND SALES



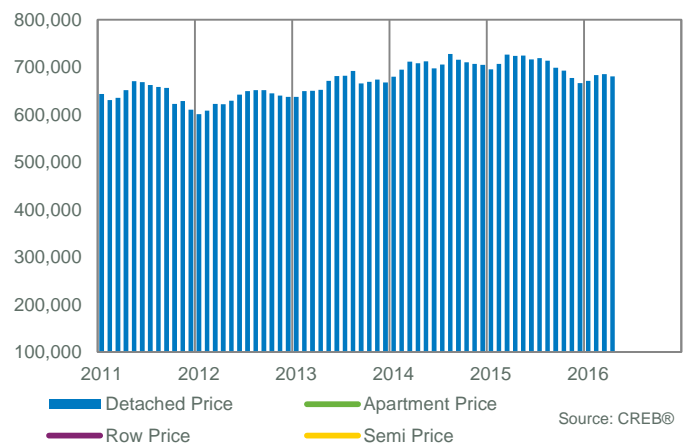
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

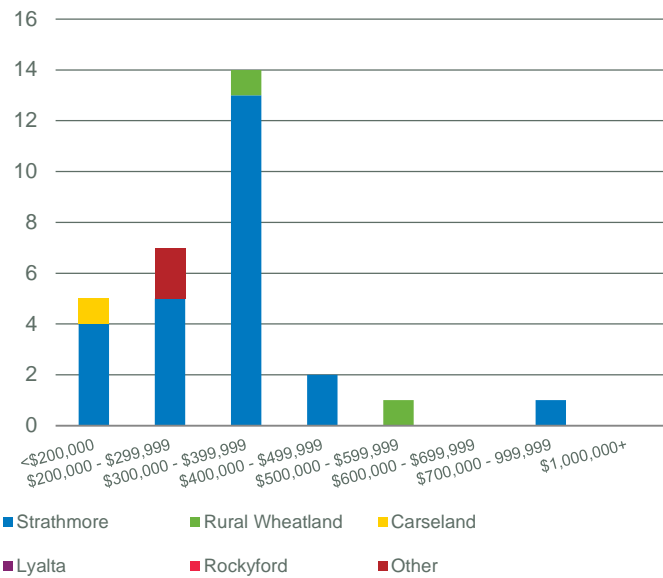


April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	30	65	46.15%	188	6.27	216,600	310,500	322,000	93%
Rural Wheatland*	2	11	18.18%	25	12.50	216,500	432,500	432,500	7%
Carseland*	1	2	50.00%	3	3.00	-	160,000	160,000	3%
Lyalta*	0	0	-	4	-	-	-	-	0%
Rockyford*	0	2	0.00%	4	-	-	-	-	0%
Strathmore	25	47	53.19%	130	5.20	367,800	312,600	324,000	83%
Gleichen	0	1	0.00%	7	-	-	-	-	0%
Other*	2	3	66.67%	22	11.00	-	237,500	237,500	7%

*Data within these areas may not accurately reflect total resale activity and trends

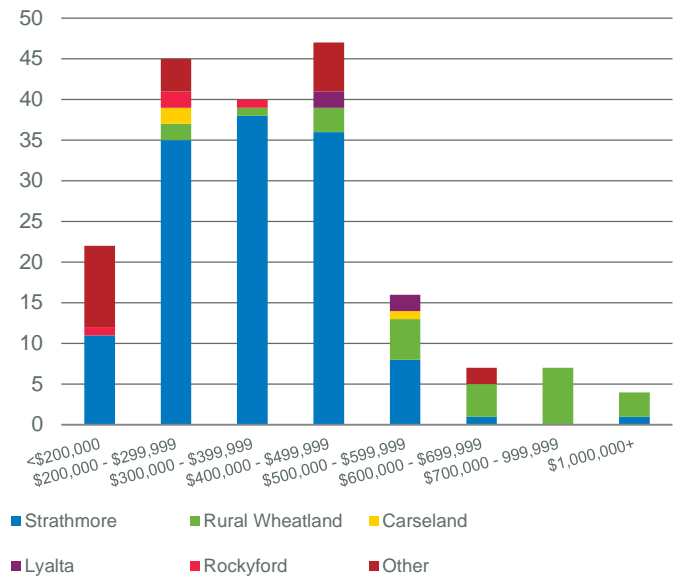
SALES BY PRICE RANGE

APRIL



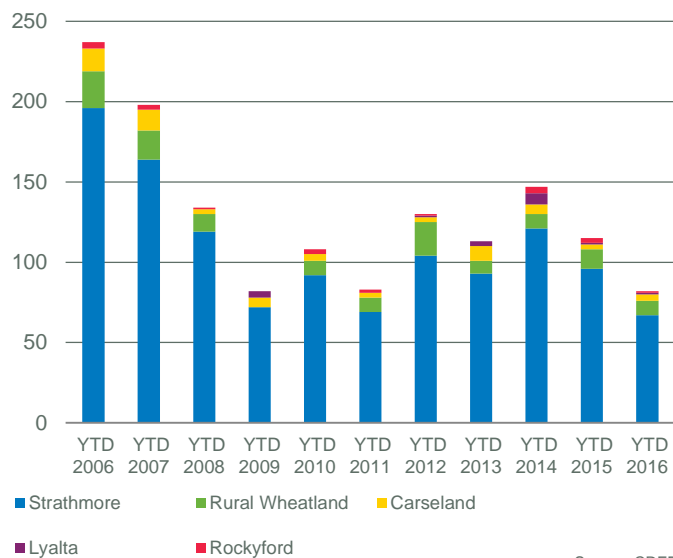
INVENTORY BY PRICE RANGE

APRIL



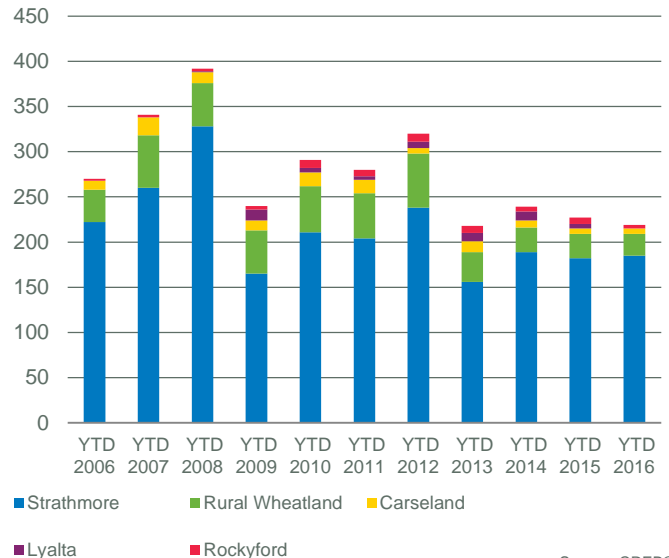
WHEATLAND SALES: YEAR-TO-DATE

YTD APRIL

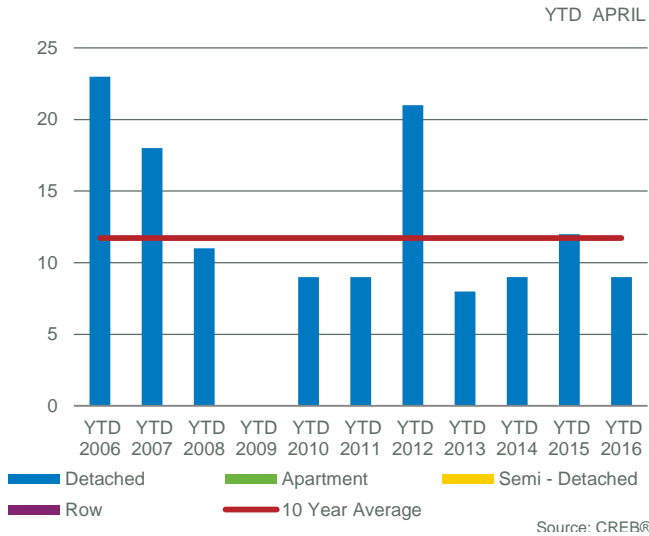


WHEATLAND NEW LISTINGS: YEAR-TO-DATE

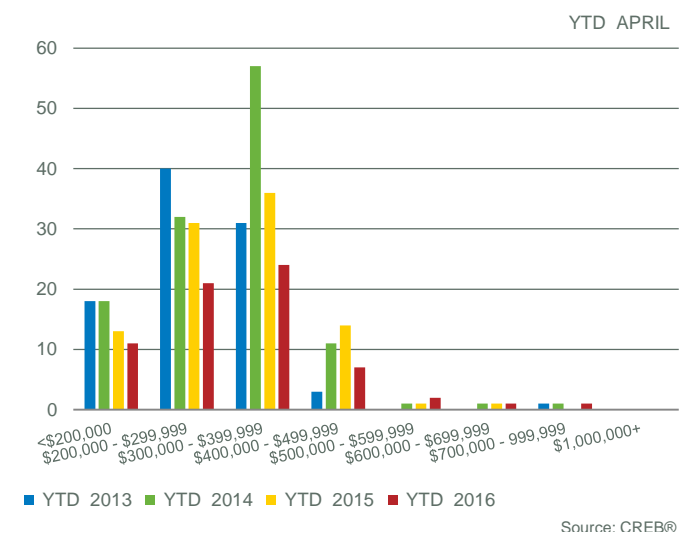
YTD APRIL



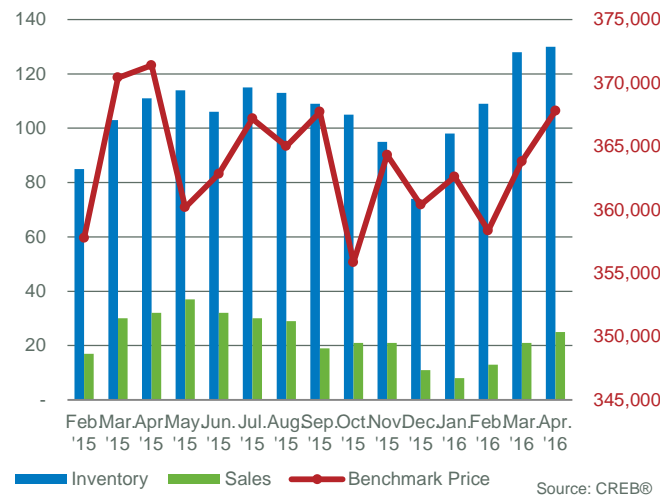
STRATHMORE TOTAL SALES



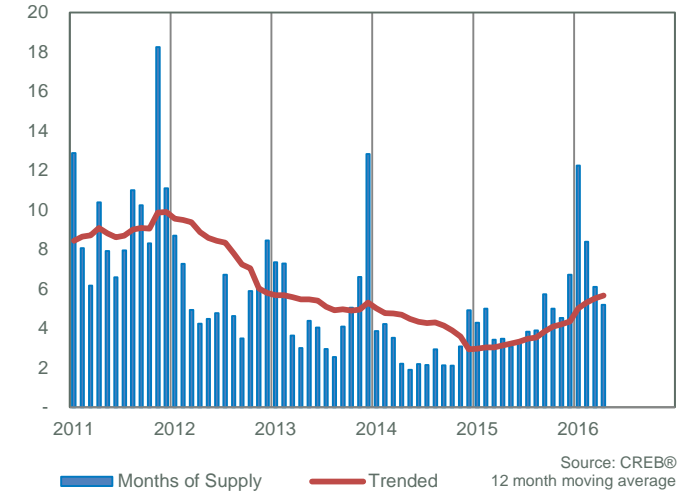
STRATHMORE TOTAL SALES BY PRICE RANGE



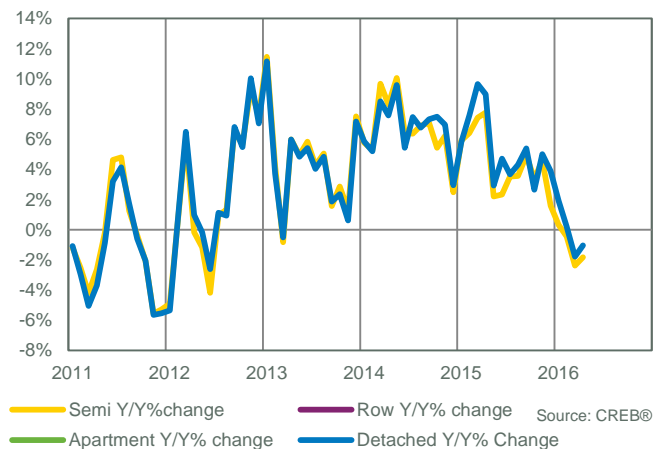
STRATHMORE INVENTORY AND SALES



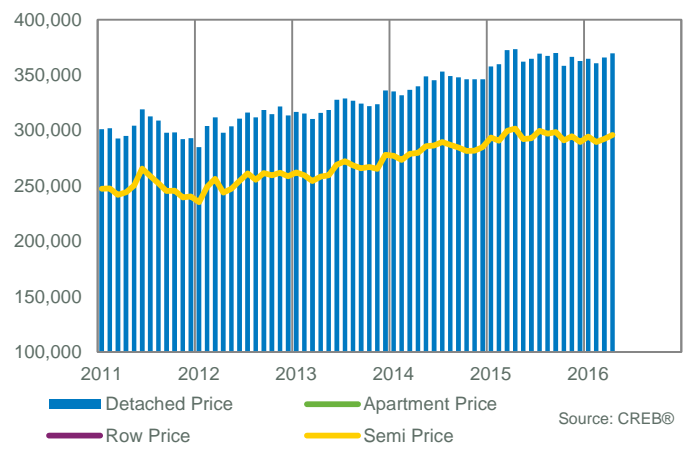
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

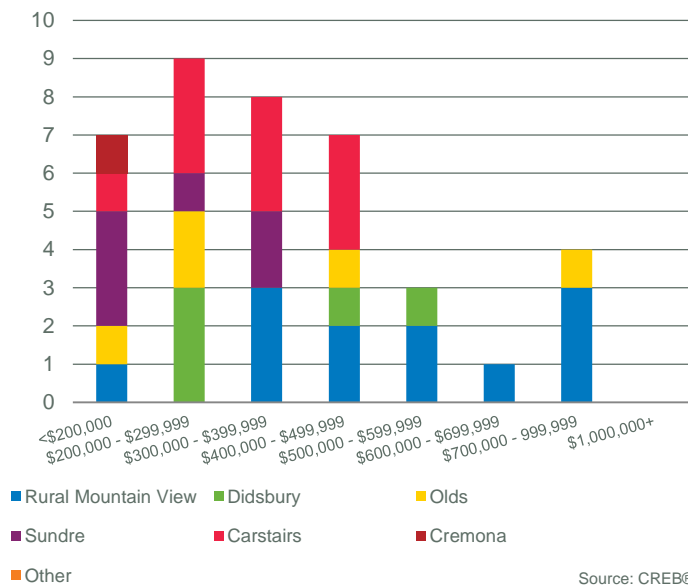


April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	39	118	33.05%	368	9.44	293,100	378,290	350,000	100%
Rural Mountain View*	12	27	44.44%	90	7.50	389,900	529,908	514,000	31%
Carstairs	10	24	41.67%	53	5.30	319,500	337,000	332,500	26%
Cremona	1	2	50.00%	2	2.00	-	193,000	193,000	3%
Didsbury	5	21	23.81%	55	11.00	252,500	358,900	272,500	13%
Olds*	5	30	16.67%	89	17.80	292,300	360,800	237,000	13%
Sundre*	6	12	50.00%	74	12.33	271,200	205,483	171,500	15%
Other*	0	2	0.00%	5	-	-	433,841	423,000	0%

*Data within these areas may not accurately reflect total resale activity and trends

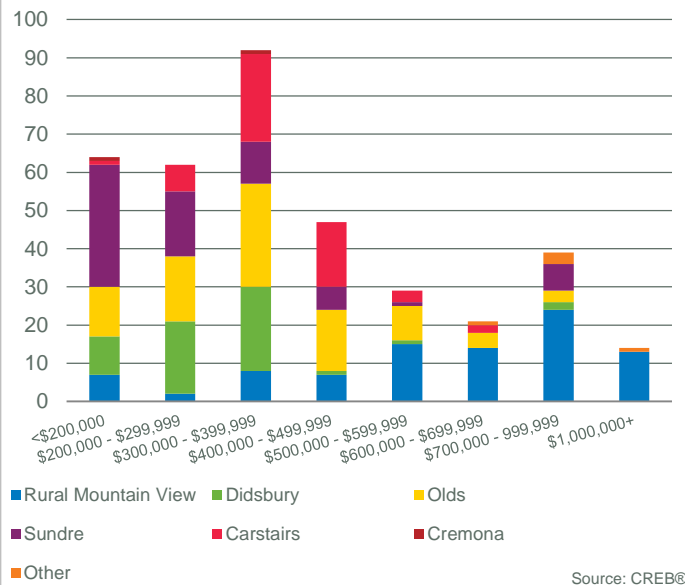
SALES BY PRICE RANGE

APRIL



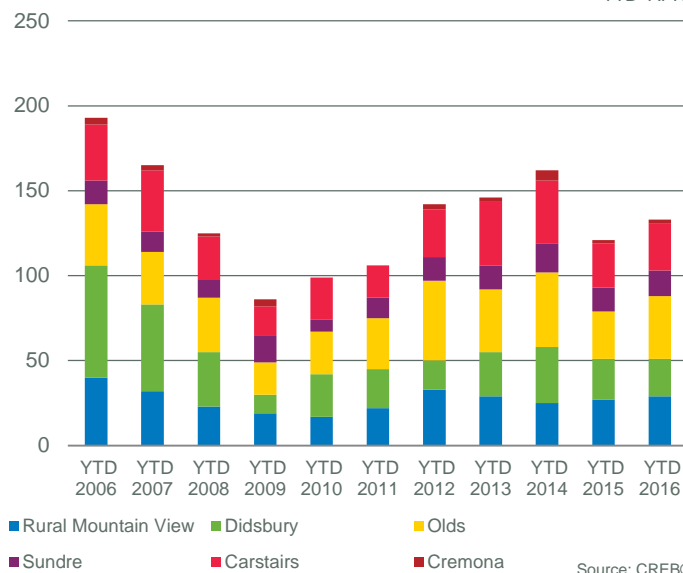
INVENTORY BY PRICE RANGE

APRIL



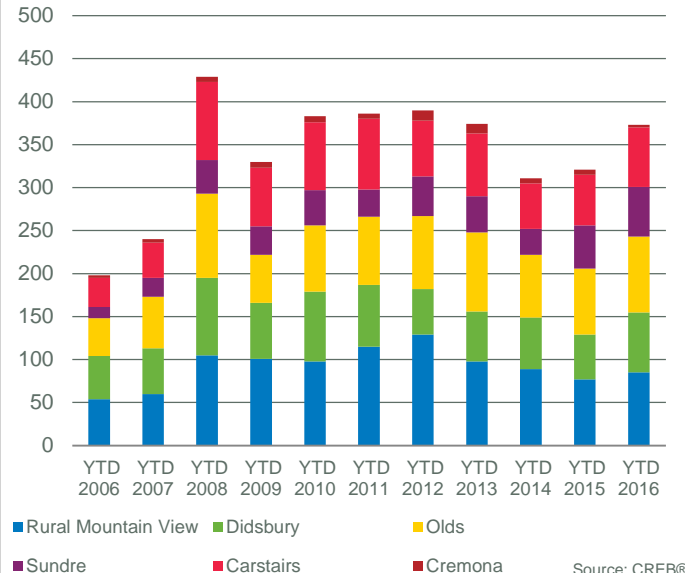
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD APRIL



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

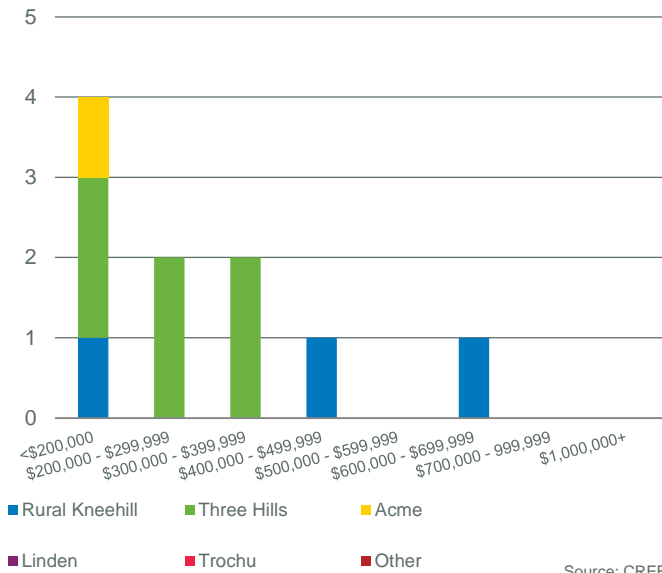


April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	10	23	43.48%	85	8.50	-	286,650	245,000	100%
Rural Kneehill*	3	3	100.00%	18	6.00	-	395,833	402,500	30%
Acme*	1	2	50.00%	6	6.00	-	195,000	195,000	10%
Linden*	0	2	0.00%	5	-	-	-	-	0%
Three Hills*	6	6	100.00%	24	4.00	-	247,333	245,000	60%
Torrington*	0	1	0.00%	3	-	-	-	-	0%
Trochu*	0	5	0.00%	21	-	-	-	-	0%
Other*	0	5	0.00%	11	-	-	321,500	302,500	0%

*Data within these areas may not accurately reflect total resale activity and trends

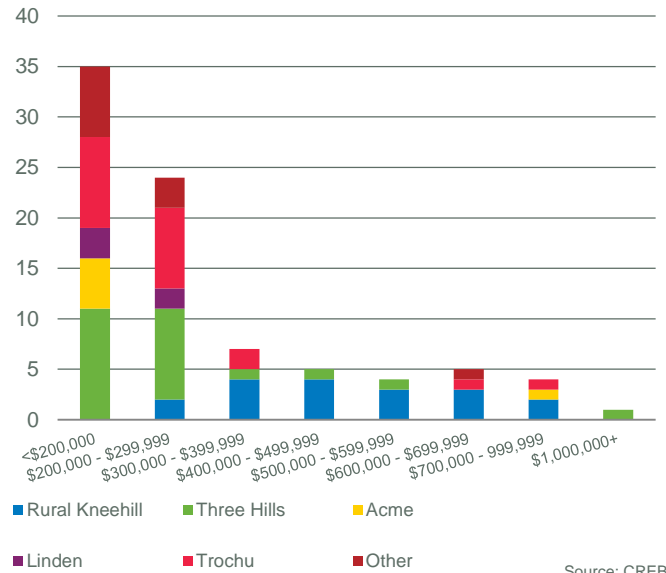
SALES BY PRICE RANGE

APRIL



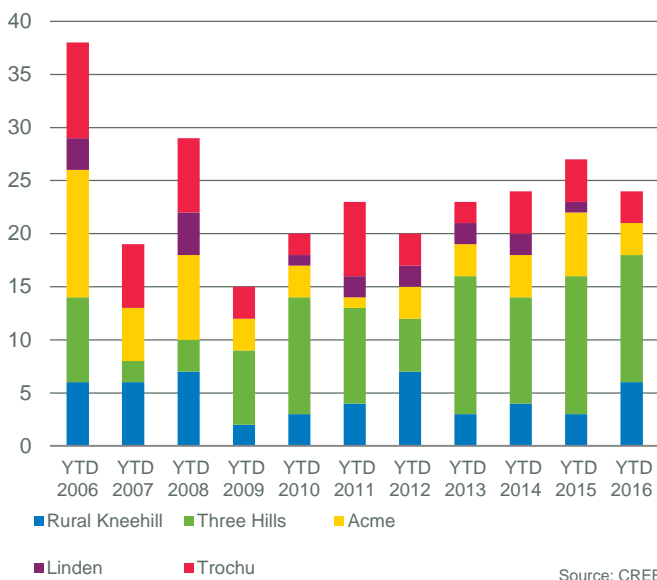
INVENTORY BY PRICE RANGE

APRIL



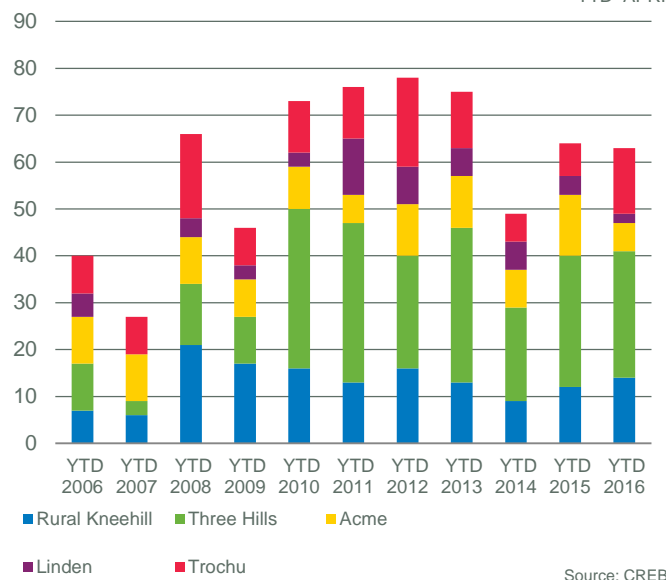
KNEEHILL SALES: YEAR-TO-DATE

YTD APRIL



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

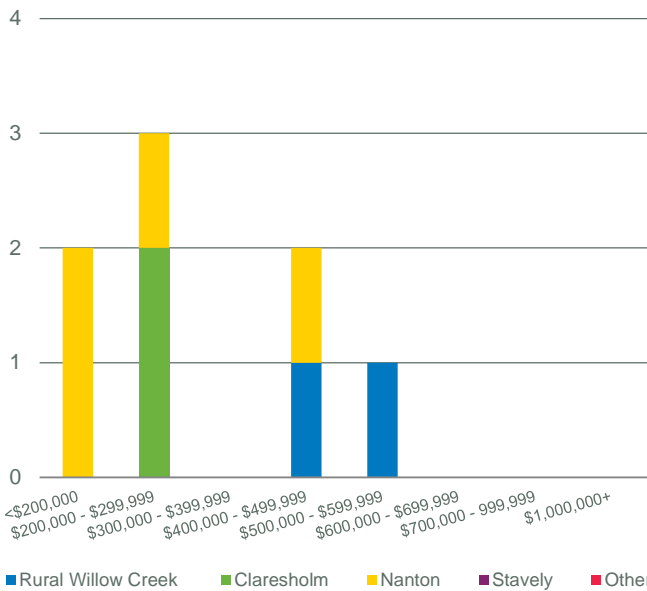


April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	8	21	38.10%	95	11.88	-	299,750	267,000	100%
Rural Willow Creek*	2	2	100.00%	13	6.50	-	520,000	520,000	25%
Claresholm*	2	9	22.22%	43	21.50	-	254,000	254,000	25%
Nanton*	4	5	80.00%	22	5.50	-	212,500	179,500	50%
Stavelly*	0	3	0.00%	12	-	-	-	-	0%
Other*	0	2	0.00%	5	-	-	314,000	347,500	0%

**Data within these areas may not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE

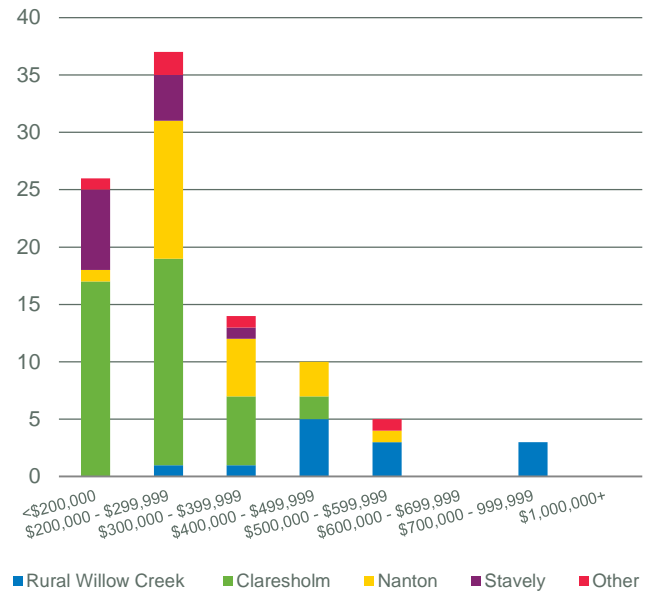
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Source: CREB®

INVENTORY BY PRICE RANGE

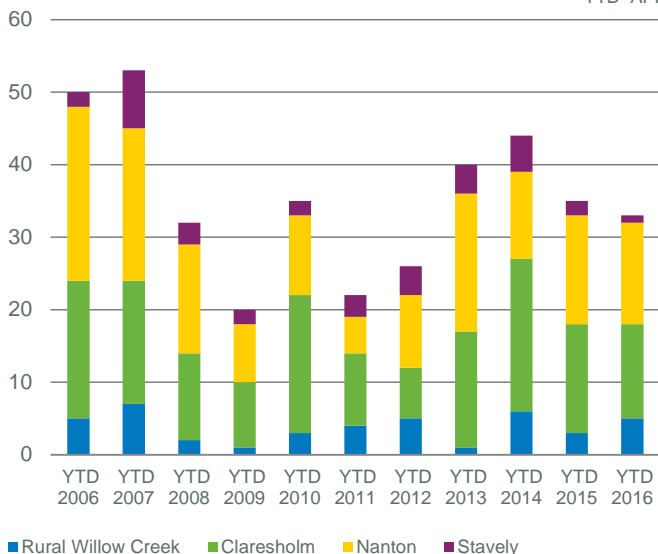
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Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

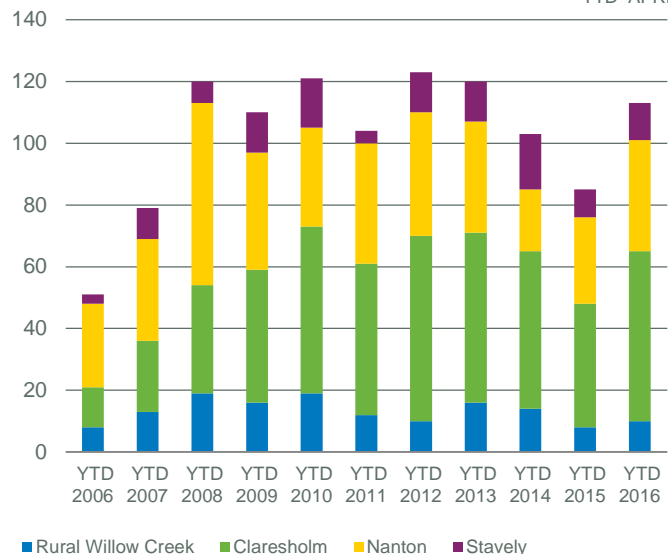
YTD APRIL



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



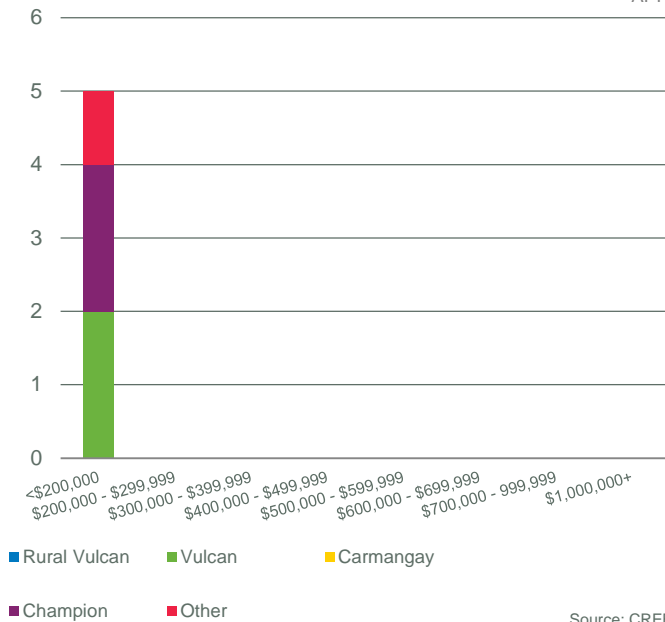
Source: CREB®

April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	5	8	62.50%	60	12.00	-	125,980	147,500	100%
Rural Vulcan*	0	3	0.00%	19	-	-	-	-	0%
Vulcan*	2	1	200.00%	18	9.00	-	176,250	176,250	40%
Carmangay*	0	1	0.00%	5	-	-	-	-	0%
Champion*	2	0	-	5	2.50	-	64,950	64,950	40%
Other*	1	3	33.33%	13	13.00	-	147,500	147,500	20%

**Data within these areas may not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE

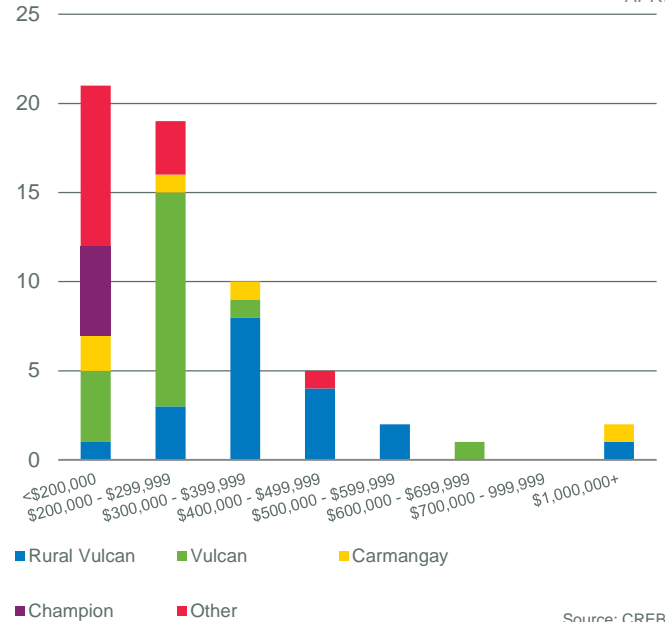
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Source: CREB®

INVENTORY BY PRICE RANGE

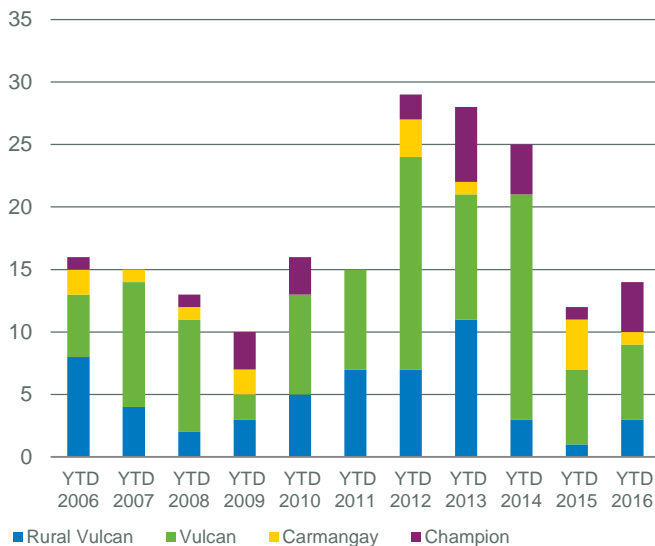
APRIL



Source: CREB®

VULCAN SALES: YEAR-TO-DATE

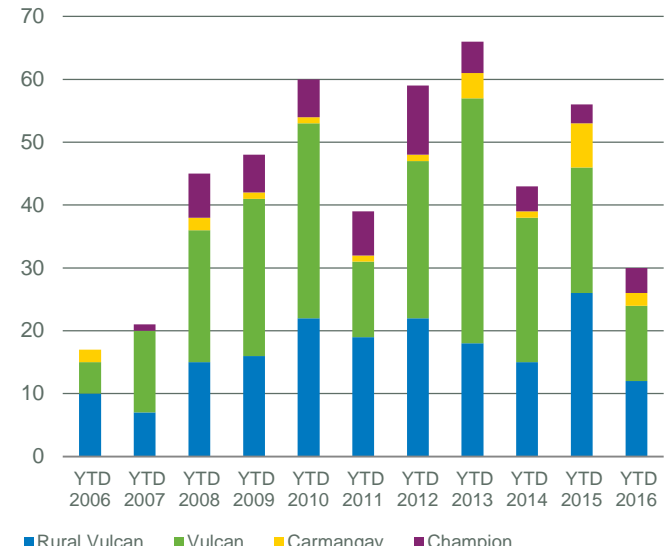
YTD APRIL



Source: CREB®

VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



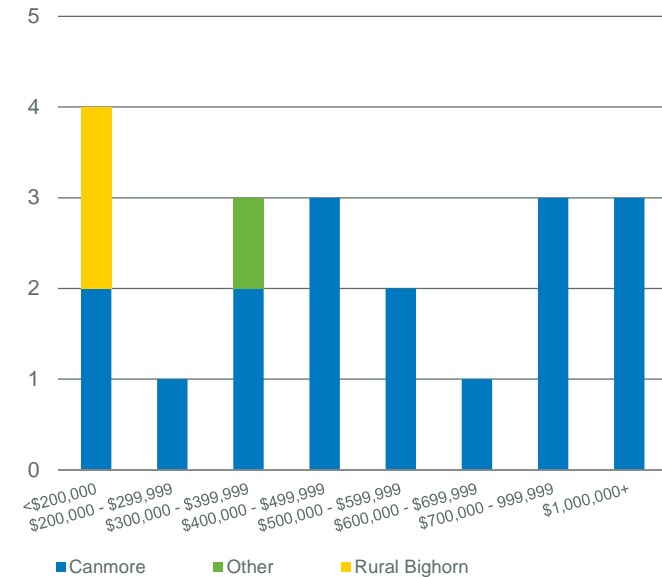
Source: CREB®

April 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	20	29	68.97%	98	4.90	-	592,650	431,500	100%
Rural Bighorn*	2	0	-	6	3.00	-	32,000	32,000	10%
Canmore*	17	27	62.96%	87	5.12	-	670,235	540,000	85%
Other*	1	2	50.00%	5	5.00	-	395,000	395,000	5%

*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

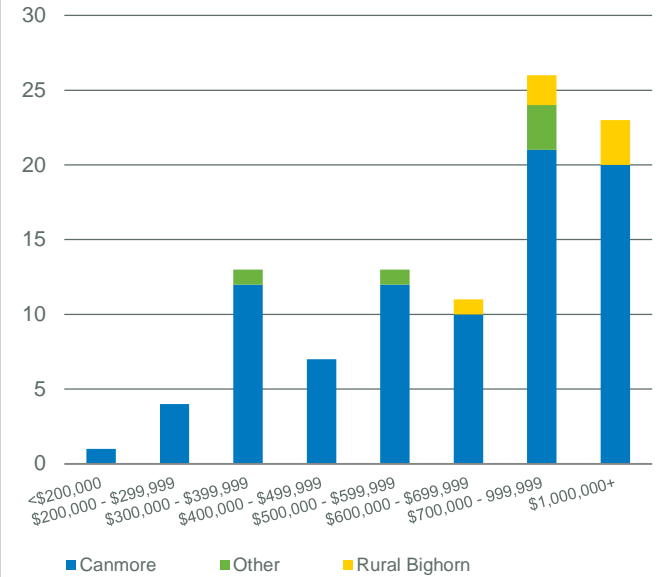
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Source: CREB®

INVENTORY BY PRICE RANGE

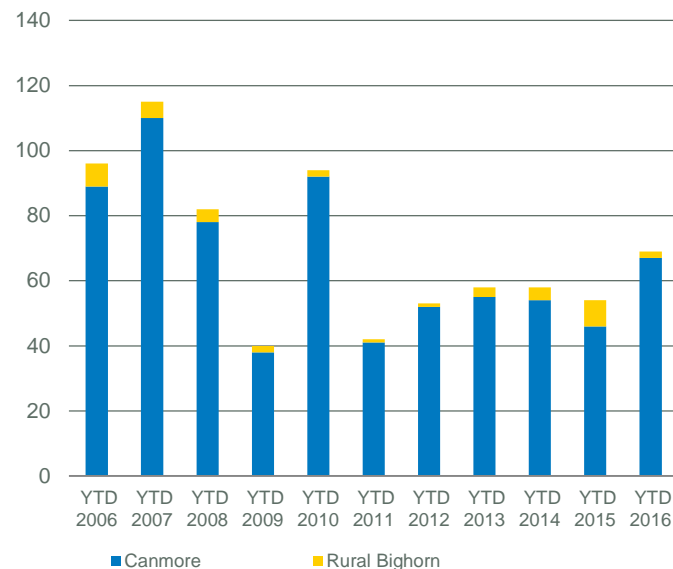
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Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

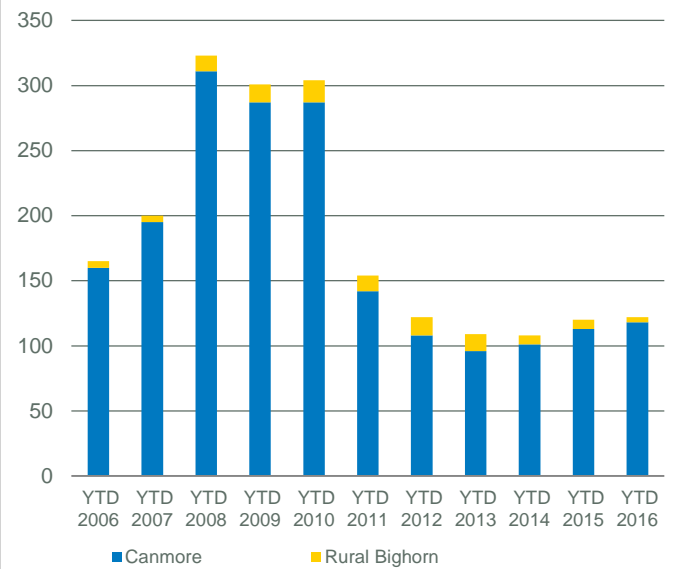
YTD APRIL



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



Source: CREB®

BIGHORN*

Rural Bighorn M.D.
 Benchlands**
Canmore*
 Exshaw**
 Ghost Lake**
 Harvie Heights**
 Lac des Arcs**
 Seebe**
 Waiparous**

MOUNTAIN VIEW*

Rural Mountain View County
 Bearberry**
 Bergen**
Carstairs
Cremona
Didsbury
 Eagle Hill**
 Elkton**
Olds*
Sundre*
 Water Valley**
 Westward Ho**

VULCAN*

Rural Vulcan County*
 Arrowwood**
 Brand**
Carmangay*
Champion*
 Ensign**
 Herronton**
 Kirkcaldy**
 Lomond**
 Milo**
 Mossleigh**
 Queenstown**
 Shouldice**
 Travers**

FOOTHILLS

Rural Foothills M.D.
 Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
 Longview**
 Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

ROCKY VIEW

Rural Rocky View County
 Balzac**
Beiseker
 Bottrel**
Bragg Creek
Chestermere
Cochrane
 Cochrane Lake**
 Conrich**
 Crossfield
 Dalemead**
 Dalroy**
 Delacour**
 Indus**
Irricana
 Janet**
 Kathryn**
 Keoma**
Langdon
 Madden**
Redwood Meadows

WHEATLAND*

Rural Wheatland County*
 Ardenode**
Carseland*
 Chancellor**
 Cheadle**
 Cluny**
 Dalum**
 Gleichen**
 Hussar**
Lyalta*
 Namaka**
Rockyford*
 Rosebud**
 Standard**

KNEEHILL*

Rural Kneehill County
Acme
 Carbon**
 Huxley**
Linden
 Swalwell**
Three Hills
 Torrington**
Trochu
 Wimborne**

WILLOW CREEK*

Rural Willow Creek County*
Claresholm*
 Fort Macleod**
 Granum**
Nanton*
 Parkland**

CREB® REPORTING REGIONS

* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a significant portion of transactions as not all active Realtors® in the area are a member of the CREB® board.

** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.

MLS® Home Price Index - changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.

Months of Supply - refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that shares one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

Apartment - High-rise and low-rise condominium properties with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

Rural - Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

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