



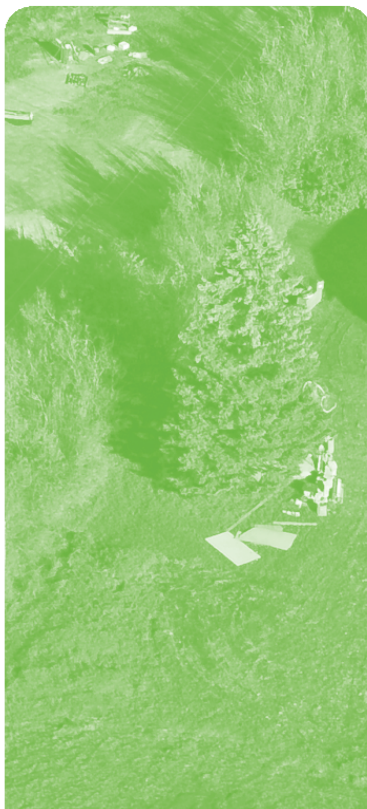
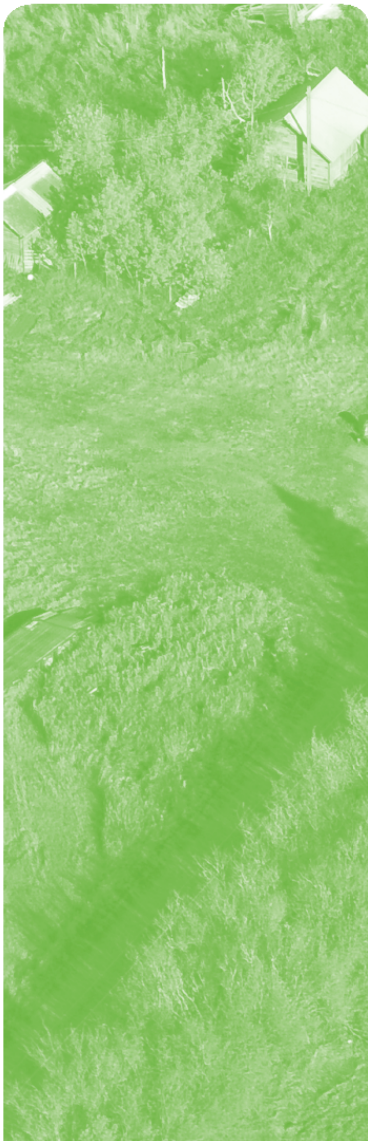
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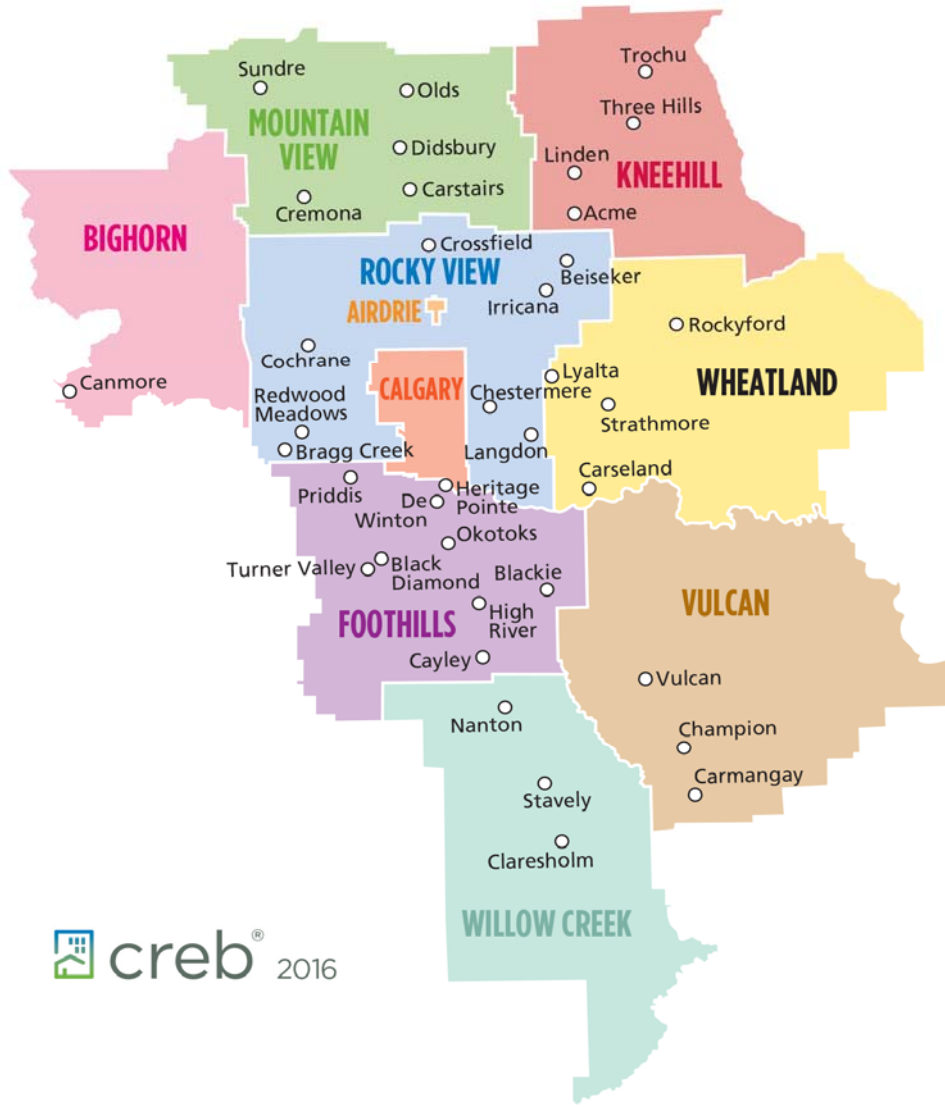
MONTHLY STATISTICS PACKAGE

Calgary Region

June 2017



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REGIONAL HIGHLIGHTS

July 4, 2017

Airdrie

- Airdrie residential sales totalled 703 units after the first half of the year. This is similar to levels recorded last year.
- Year-to-date new listings also remained at similar levels to last year, totalling 1,352 units. This is a one per cent year-over-year increase.
- Total inventories in Airdrie averaged 430 units for the first half of 2017, keeping months of supply comparable to last year. With some modest improvements in demand compared to supply levels, prices have been generally trending up this year, but it is not enough to compensate for previous declines.
- Detached benchmark prices have averaged \$376,833 since January. This is just 1.5 per cent lower than the same period in 2016.

Cochrane

- Residential sales and listings in Cochrane increased during the first half of 2017 by 13.5 and 4.3 per cent, respectively, compared to the same period last year. Of the 353 residential units sold so far this year, 220 have been detached and 110 have been attached.
- Improving sales combined with slower listing growth has preventing significant gains in inventory and months of supply have eased compared to last year. Overall this has supported general price stabilization.
- Year-to-date detached benchmark prices averaged \$422,350. This is similar to levels recorded last year.

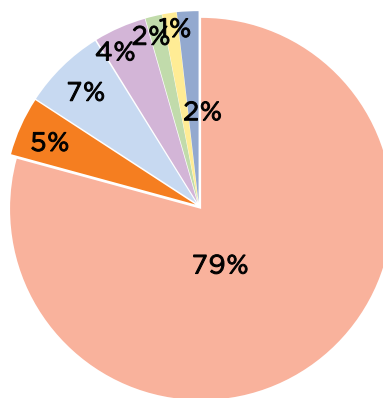
Okotoks

- Total residential sales in Okotoks totalled 306 units during the first six months of 2017. This is a three per cent year-over-year increase and is an improvement compared to activity over the past two years. However, activity still sits below long-term averages.
- Year-to-date new listings remained below 2016 levels by 7.3 per cent, totalling 546 units.
- Inventories averaged 21 per cent below 2016 levels for the first six months of the year, and now remain close to the ten-year average.
- As the market trends toward more balanced conditions, second quarter detached prices have increase by one per cent compared to the first quarter. Despite the gain the year-to-date price has averaged \$431,700, which is 1.2 per cent below last year.

**CREB®'s analysis only considers surrounding areas with enough activity to generate the MLS® Home Price Index*

SHARE OF SALES June 2017

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



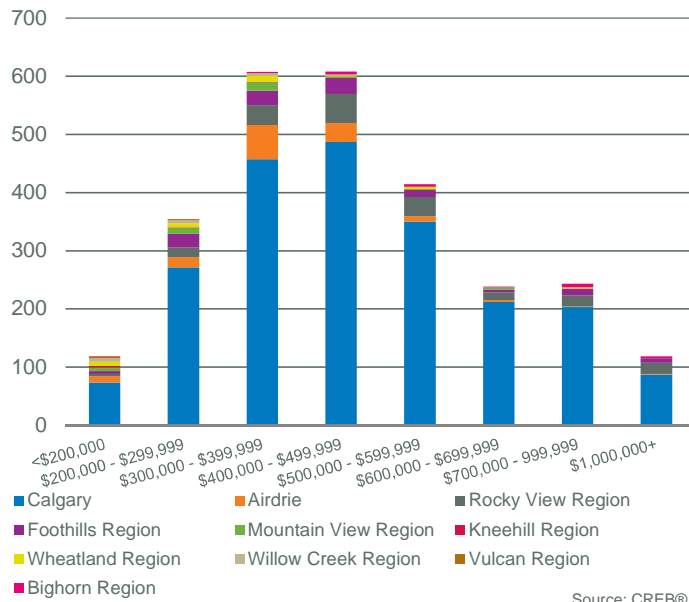
Source: CREB®

Jun. 17

June 2017	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	2,140	3,755	56.99%	6,659	3.11	441,500	501,210	454,000	79%
Airdrie	134	272	49.26%	532	3.97	350,300	377,240	376,500	5%
Rocky View Region	188	371	50.67%	988	5.26	542,000	583,614	481,250	7%
Foothills Region	119	254	46.85%	639	5.37	385,900	503,115	416,000	4%
Mountain View Region	38	111	34.23%	452	11.89	315,500	341,866	332,500	1%
Kneehill Region	5	29	17.24%	114	22.80	-	224,600	183,000	0%
Wheatland Region	33	86	38.37%	233	7.06	217,100	341,421	317,000	1%
Willow Creek Region	17	24	70.83%	110	6.47	-	264,794	228,000	1%
Vulcan Region	5	19	26.32%	83	16.60	-	155,180	165,000	0%
Bighorn Region	22	39	56.41%	102	4.64	-	718,991	557,500	1%
CREB® Economic Region	2,701	4,960	54.46%	9,912	3.67	435,900	495,818	440,000	100%

CREB® SALES BY PRICE RANGE

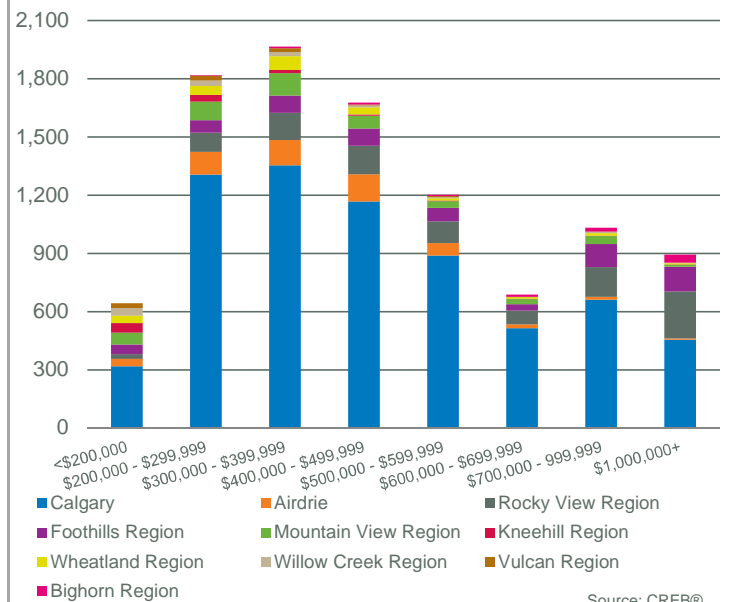
JUNE



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

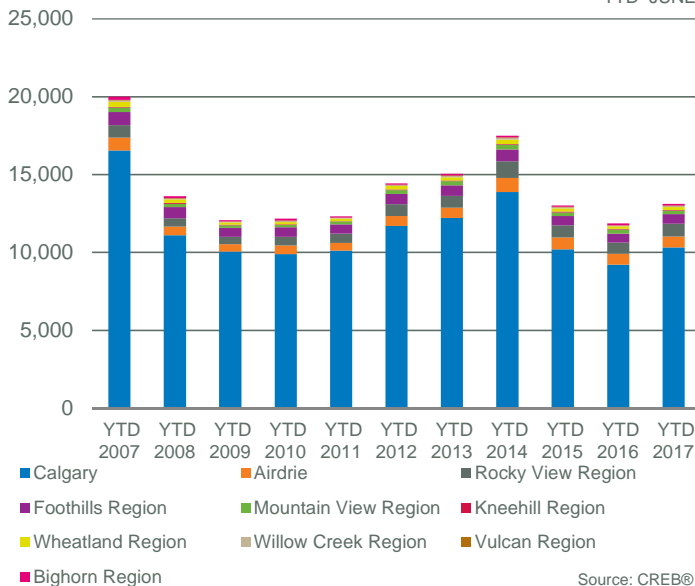
JUNE



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

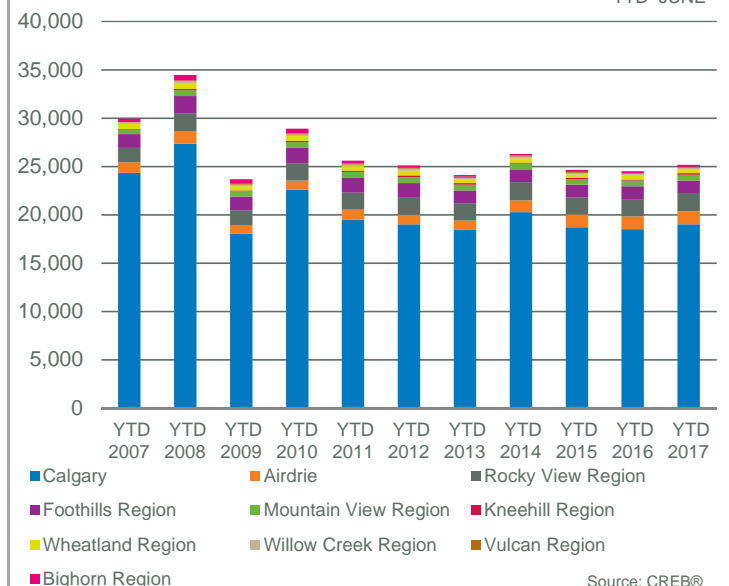
YTD JUNE



Source: CREB®

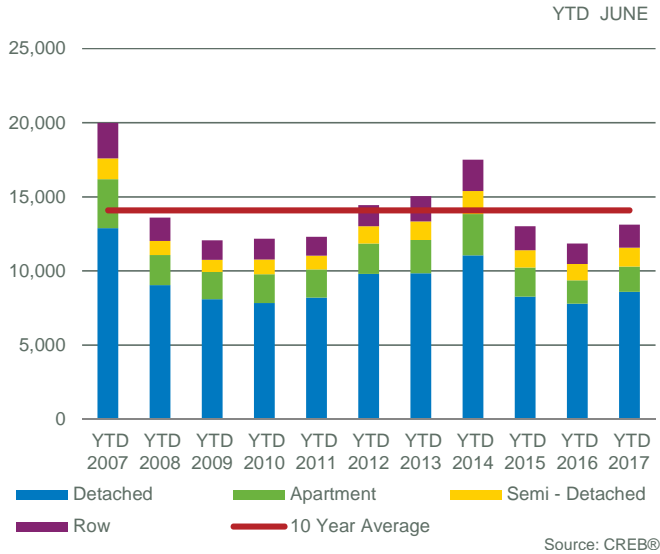
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

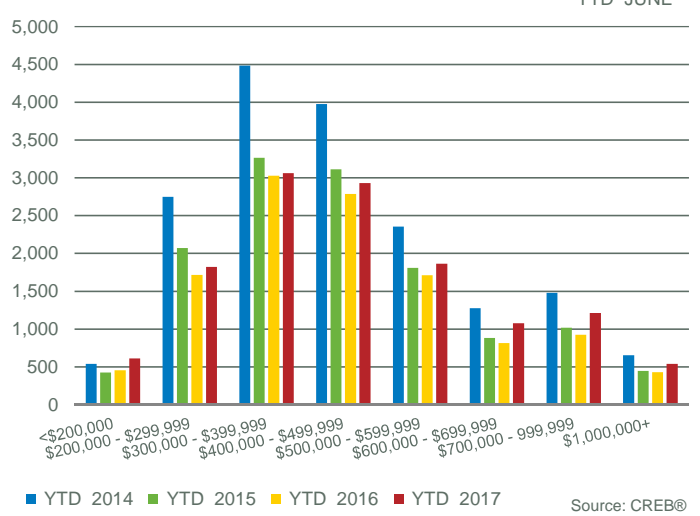


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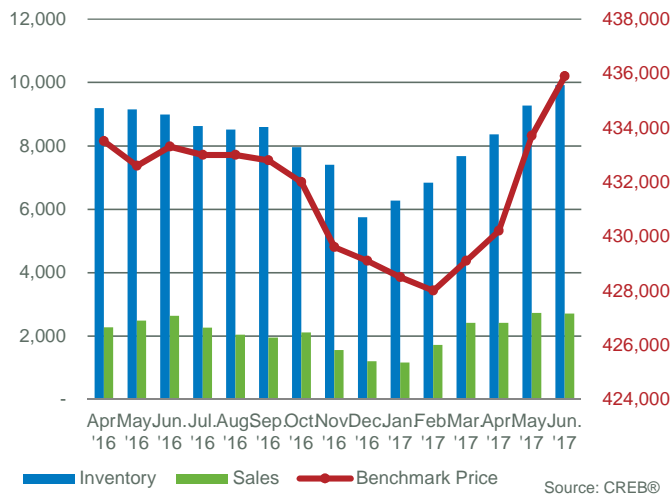
CREB® ECONOMIC REGION TOTAL SALES



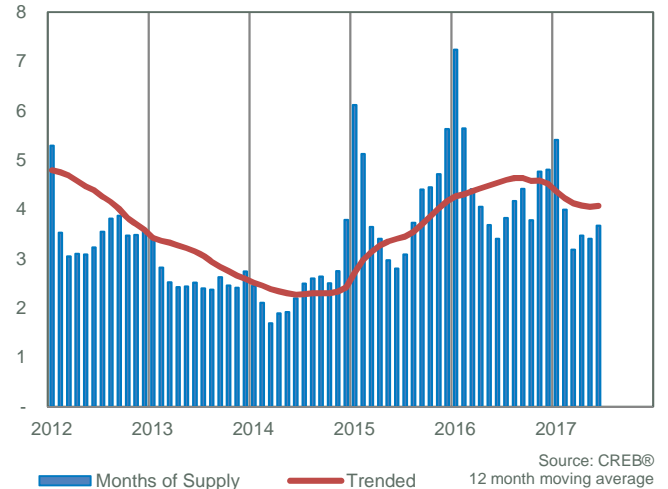
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



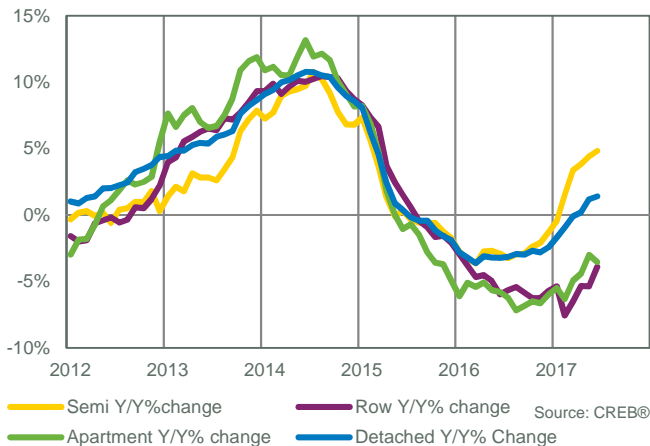
CREB® ECONOMIC REGION INVENTORY AND SALES



CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

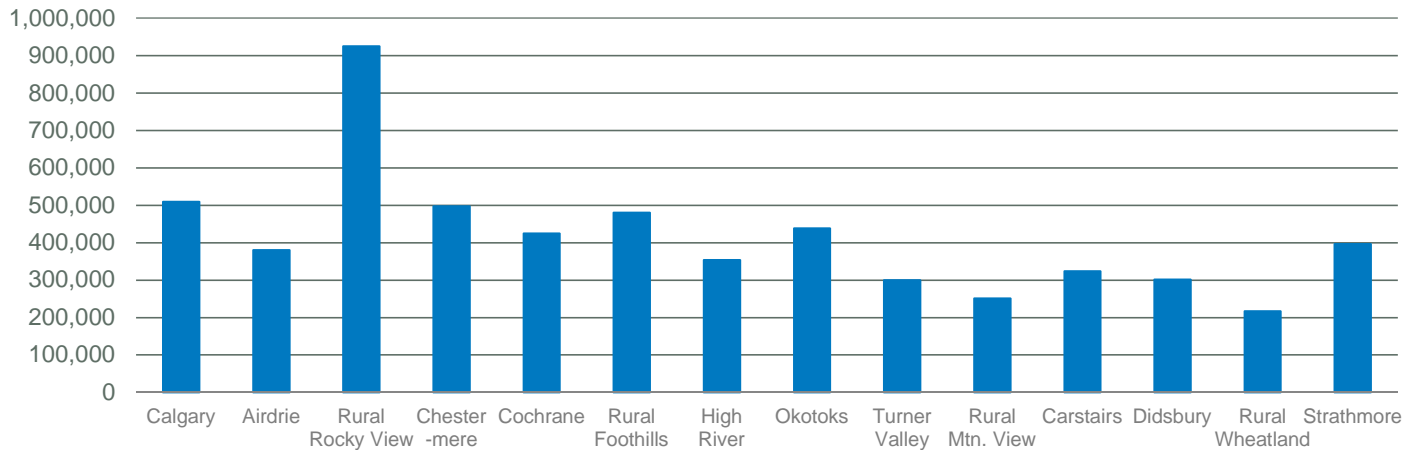


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

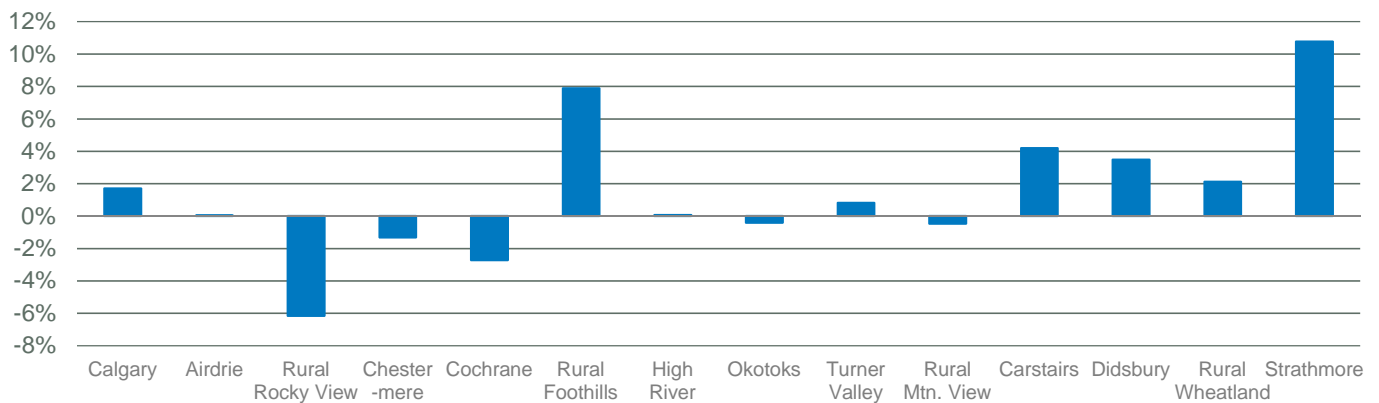
JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

JUNE



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

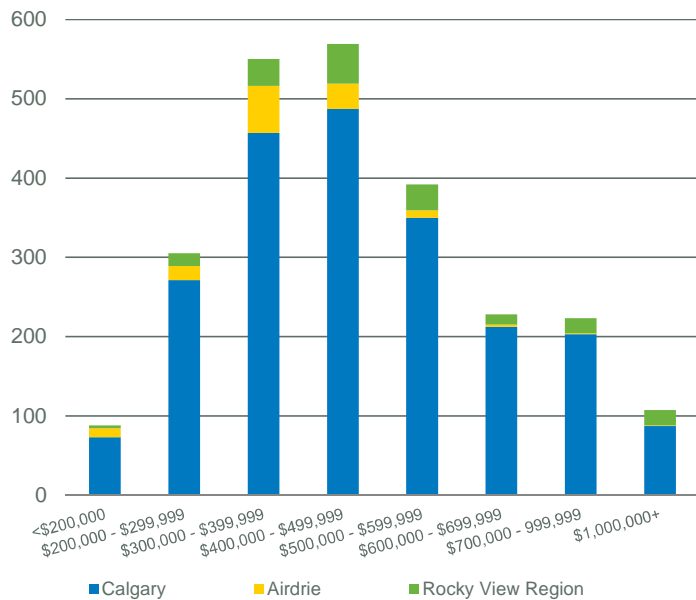
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	Unavailable	3	1995	2	0
High River	1,312	5,646	3	1996	2	0
Okotoks	1,491	4,973	3	2002	2	1
Turner Valley	1,221	6,241	3	1993	2	0
Rural Mountain View	1,315	5,999	3	1989	2	0
Carstairs	1,298	6,583	3	2001	2	0
Didsbury	1,238	6,444	3	1981	2	0
Rural Wheatland	1,298	6,024	3	1979	2	0
Strathmore	1,265	5,562	3	2000	2	0

Jun. 17

June 2017	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	2,140	3,755	56.99%	6,659	3.11	441,500	501,210	454,000	87%
Airdrie	134	272	49.26%	532	3.97	350,300	377,240	376,500	5%
Rocky View Region	188	371	50.67%	988	5.26	542,000	583,614	481,250	8%
Calgary CMA	2,462	4,398	55.98%	8,179	3.32	440,300	500,755	448,000	100%

CALGARY CMA SALES BY PRICE RANGE

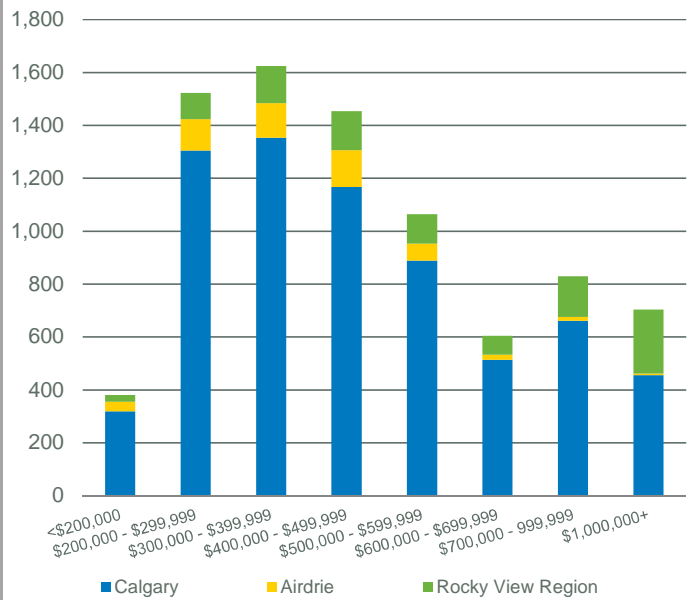
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

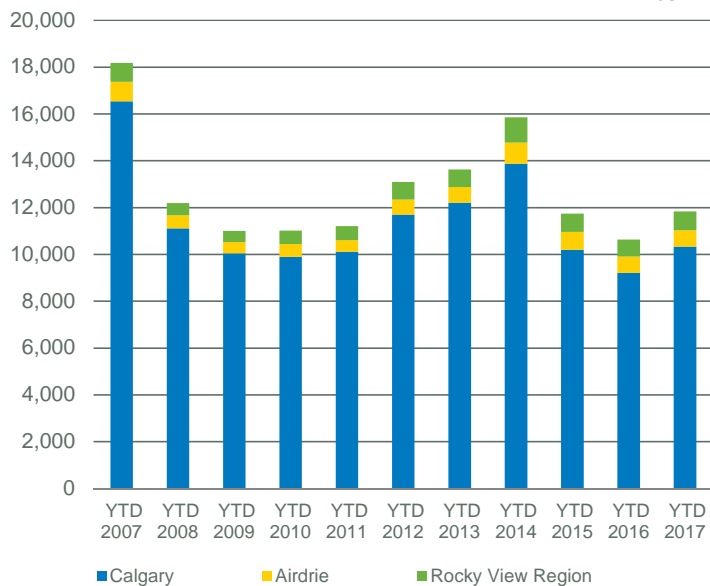
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

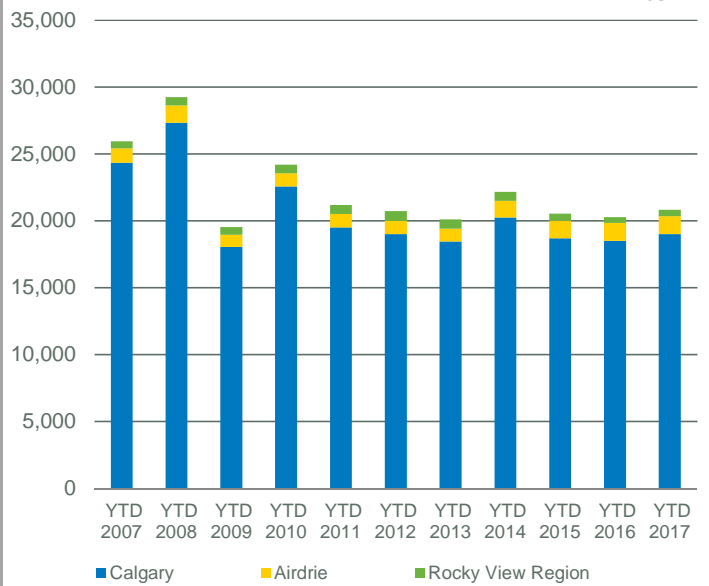
YTD JUNE



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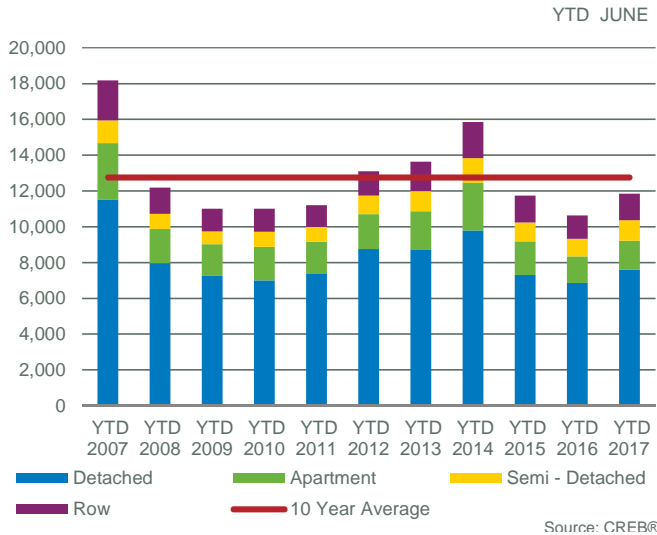
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

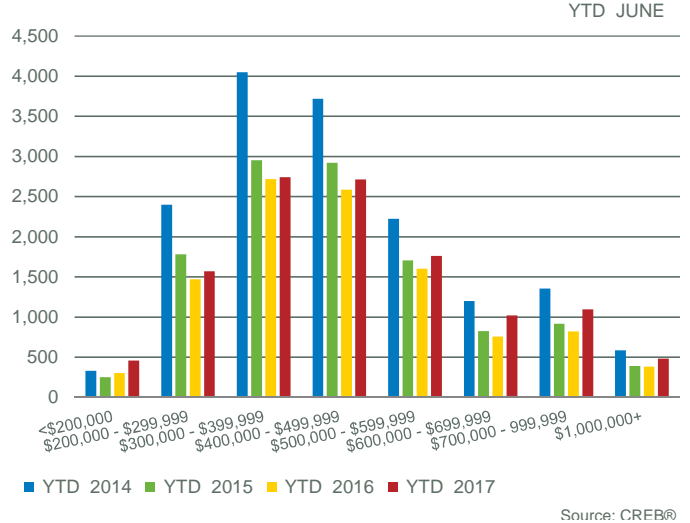


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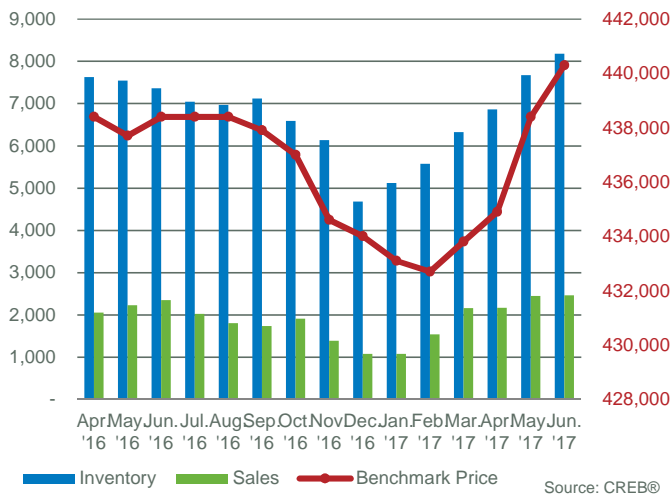
CALGARY CMA TOTAL SALES



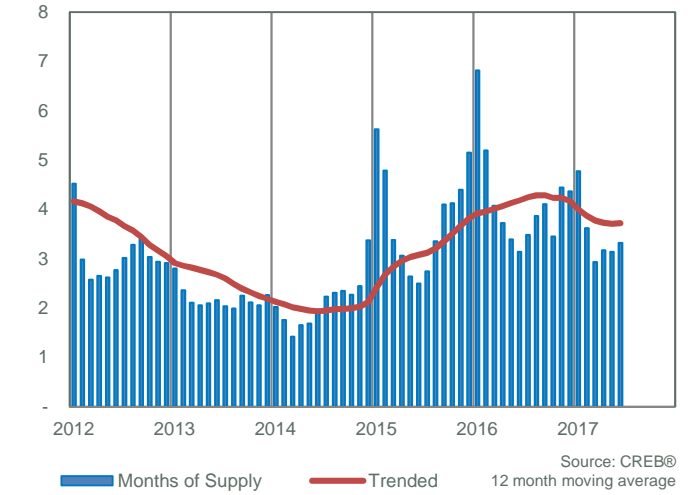
CALGARY CMA TOTAL SALES BY PRICE RANGE



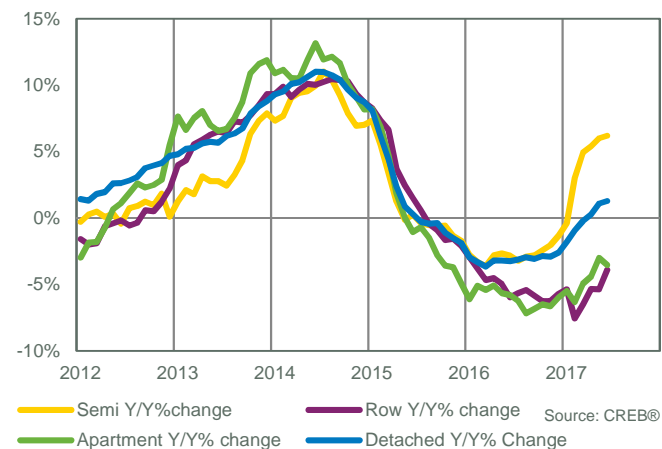
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



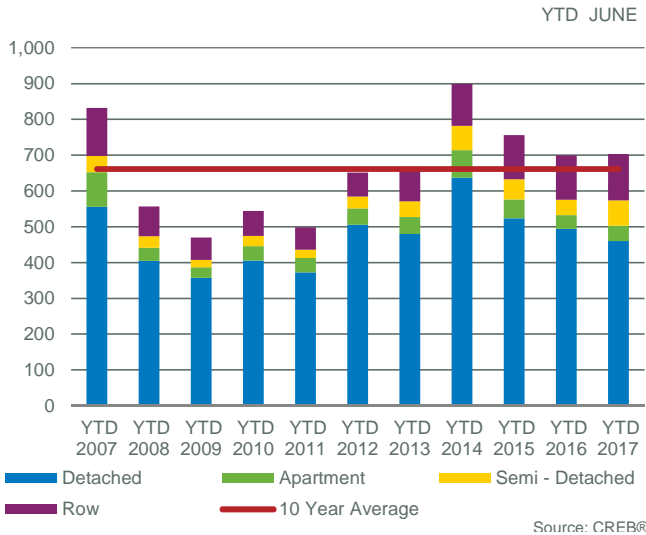
CALGARY CMA PRICE CHANGE



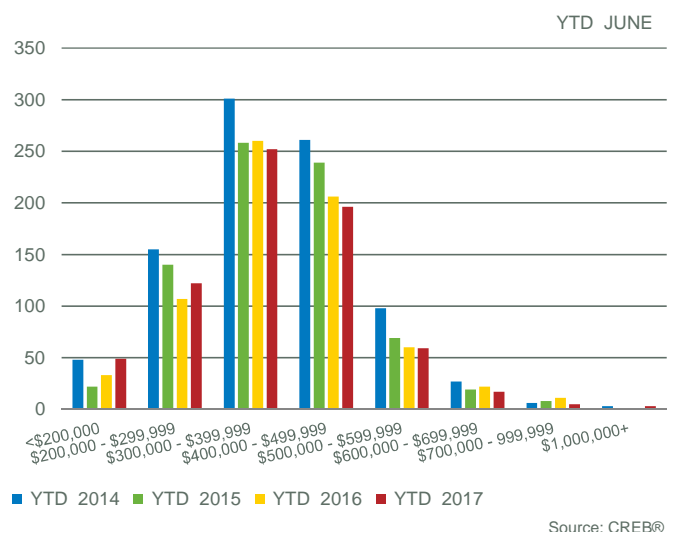
CALGARY CMA PRICES



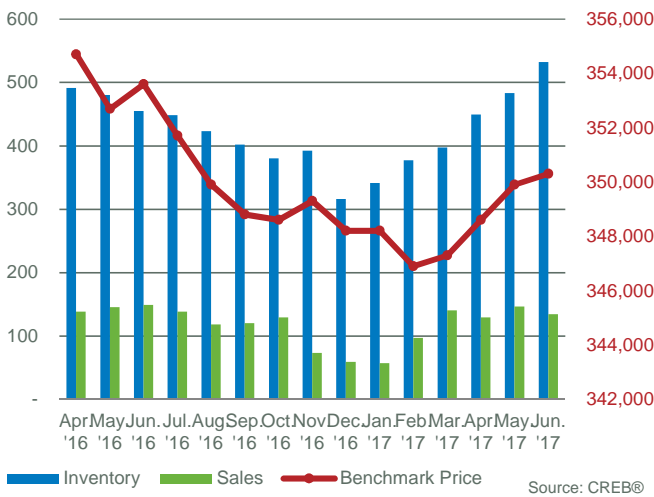
AIRDRIE TOTAL SALES



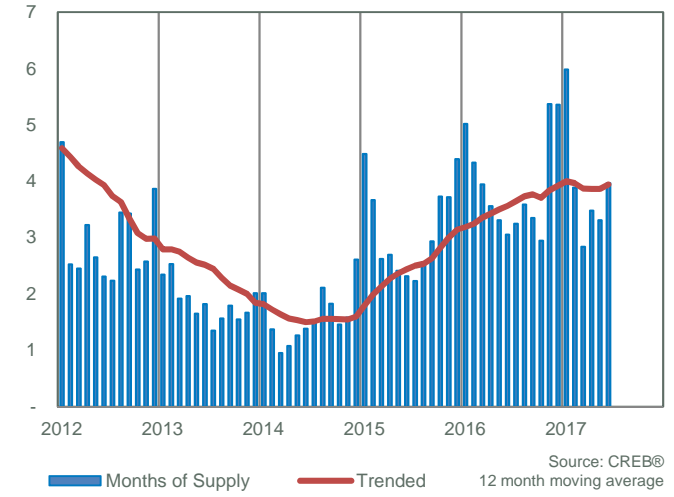
AIRDRIE TOTAL SALES BY PRICE RANGE



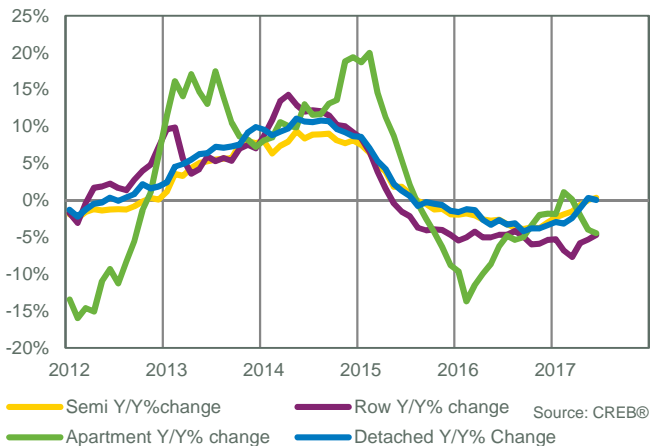
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



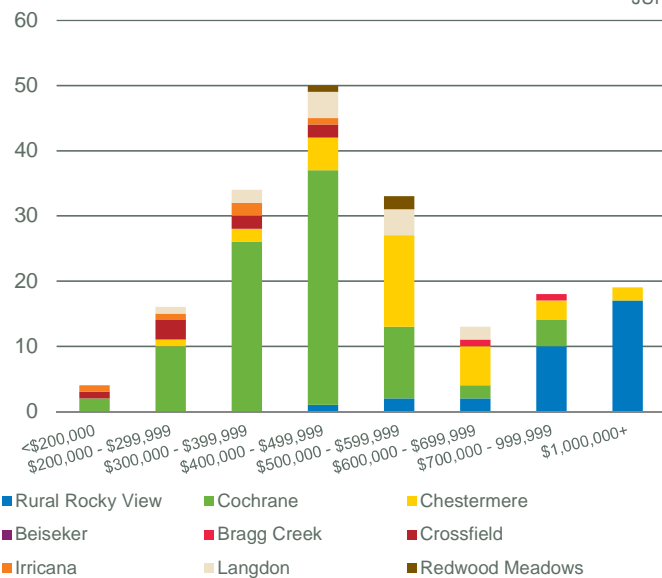
AIRDRIE PRICES



June 2017	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	188	371	50.67%	988	5.26	542,000	583,614	481,250	100%
Rural Rocky View	32	93	34.41%	310	9.69	924,100	1,154,047	1,038,000	17%
Beiseker	0	5	0.00%	13	-	-	-	-	0%
Bragg Creek	2	8	25.00%	16	8.00	-	847,100	847,100	1%
Chestermere	33	82	40.24%	199	6.03	485,200	585,788	545,000	18%
Cochrane	91	133	68.42%	329	3.62	424,200	426,571	430,000	48%
Crossfield	8	17	47.06%	46	5.75	-	307,750	300,000	4%
Irricana	5	5	100.00%	15	3.00	-	311,300	313,500	3%
Langdon	13	18	72.22%	43	3.31	-	487,246	490,000	7%
Redwood Meadows	3	3	100.00%	9	3.00	-	533,000	520,000	2%
Other	1	7	14.29%	8	8.00	-	995,000	995,000	1%

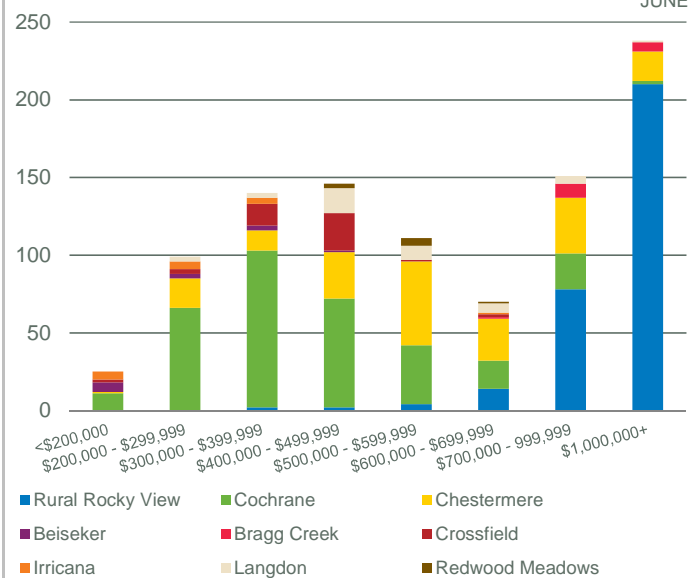
SALES BY PRICE RANGE

JUNE



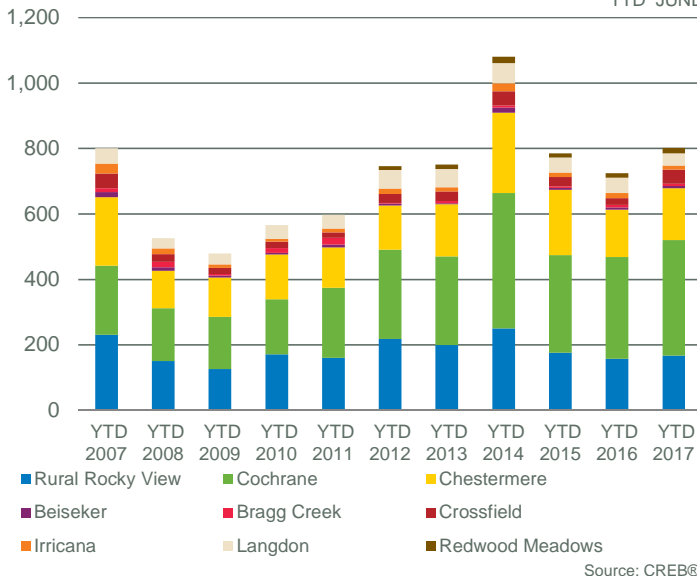
INVENTORY BY PRICE RANGE

JUNE



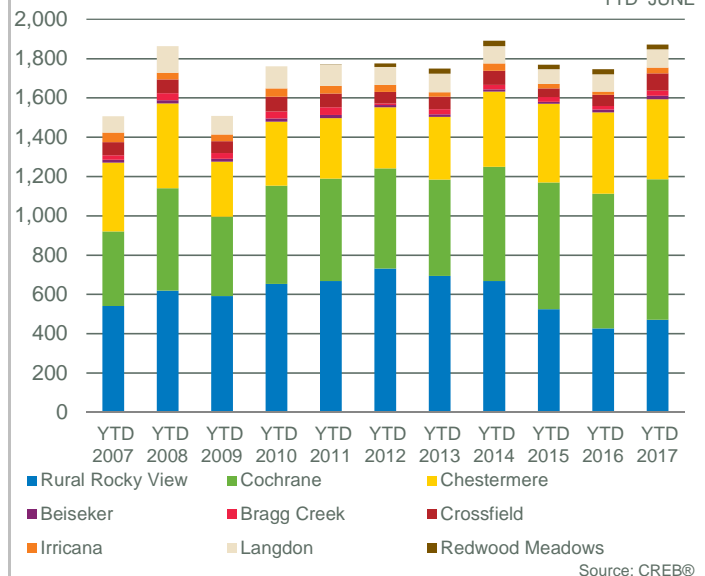
ROCKY VIEW SALES: YEAR-TO-DATE

YTD JUNE

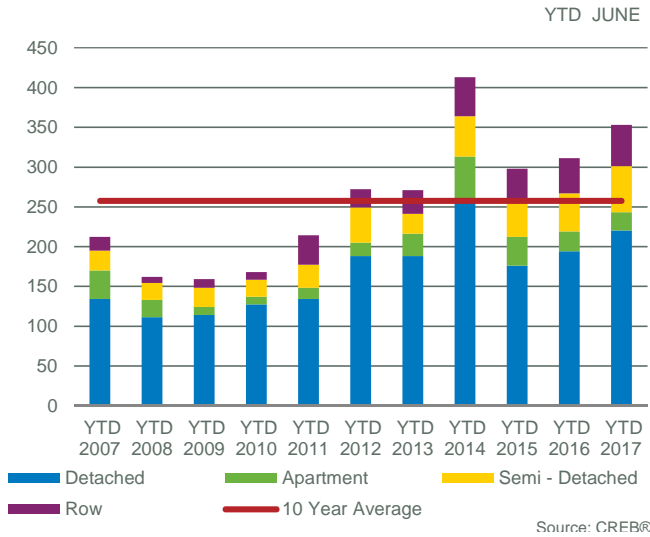


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

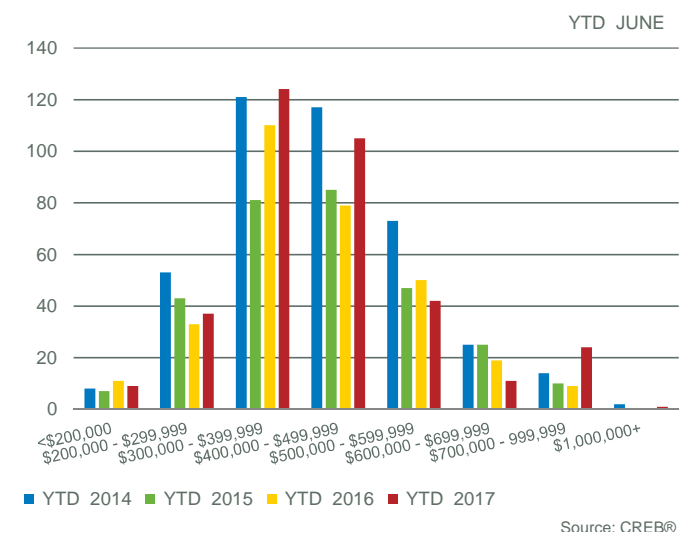
YTD JUNE



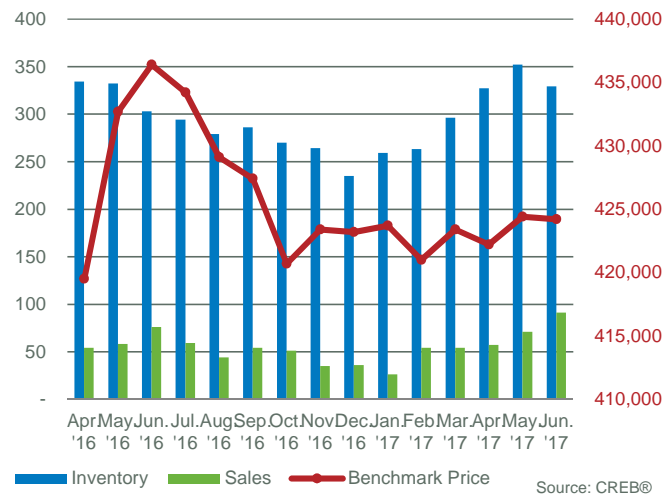
COCHRANE TOTAL SALES



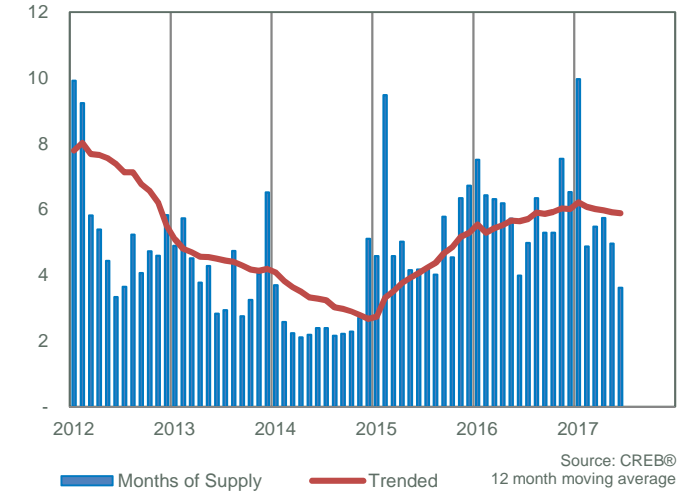
COCHRANE TOTAL SALES BY PRICE RANGE



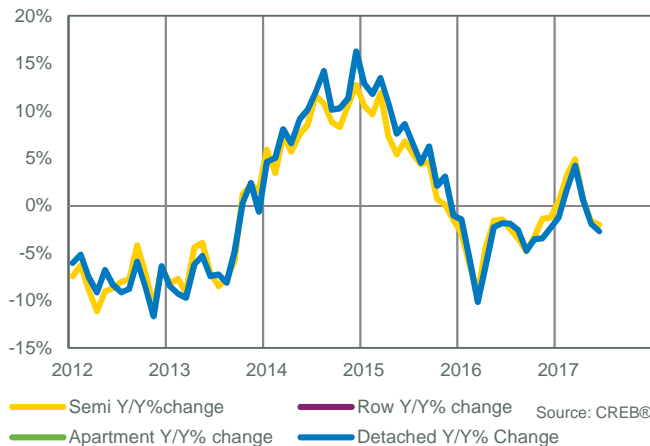
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



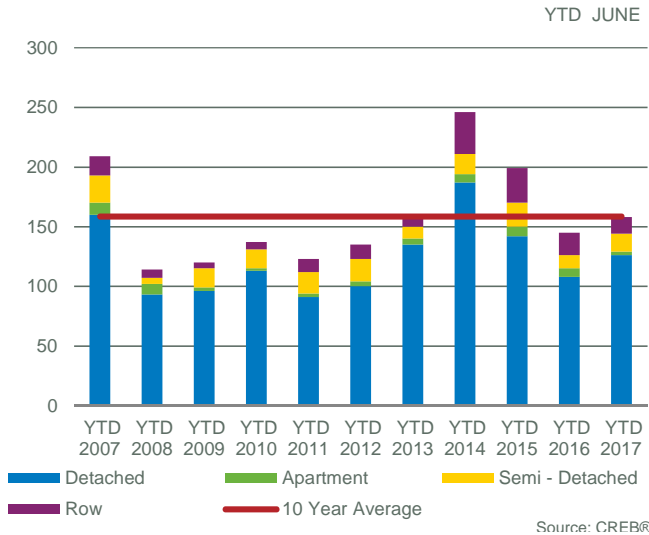
COCHRANE PRICE CHANGE



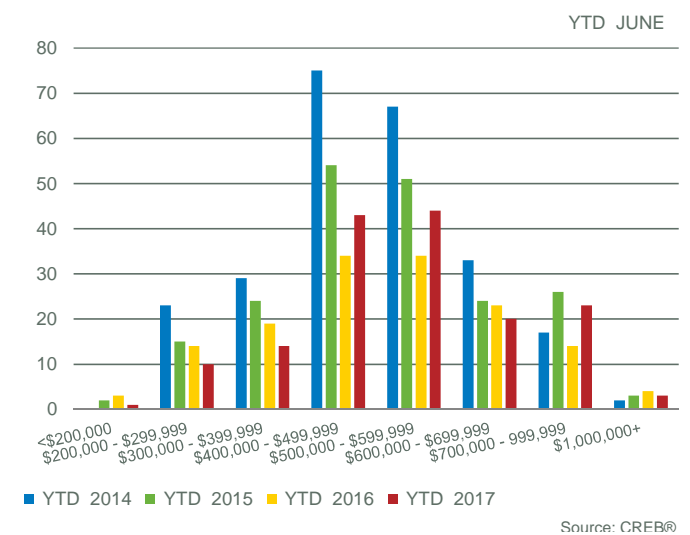
COCHRANE PRICES



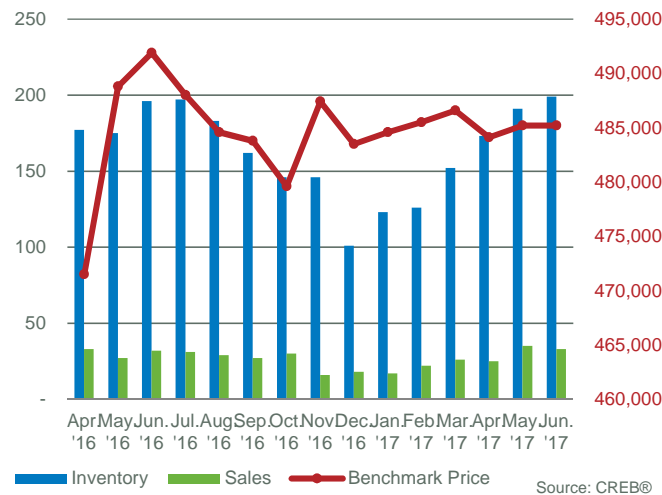
CHESTERMERE TOTAL SALES



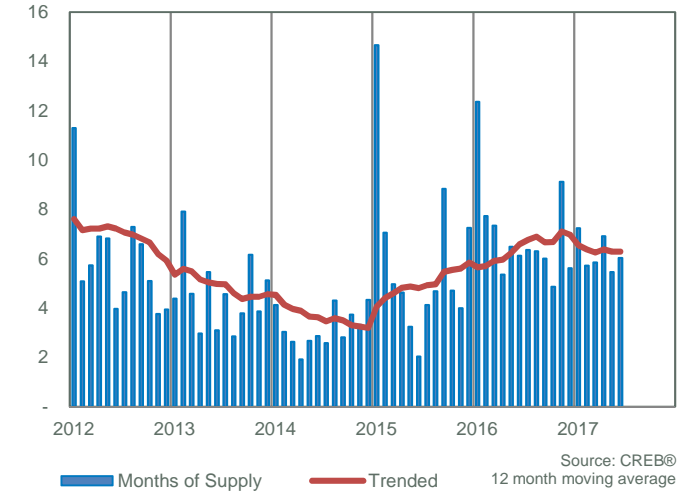
CHESTERMERE TOTAL SALES BY PRICE RANGE



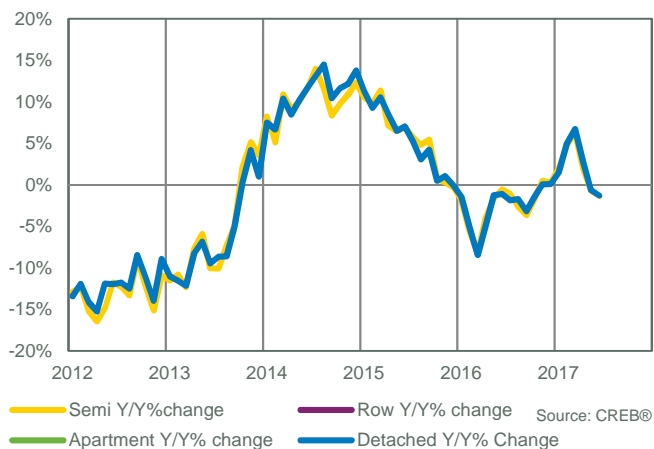
CHESTERMERE INVENTORY AND SALES



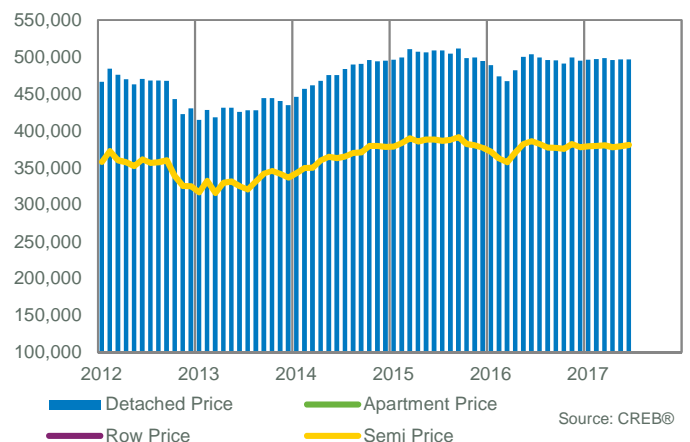
CHESTERMERE MONTHS OF INVENTORY



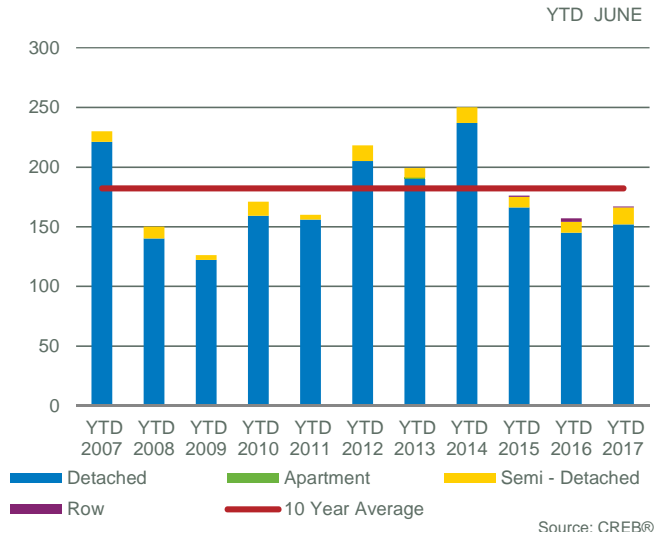
CHESTERMERE PRICE CHANGE



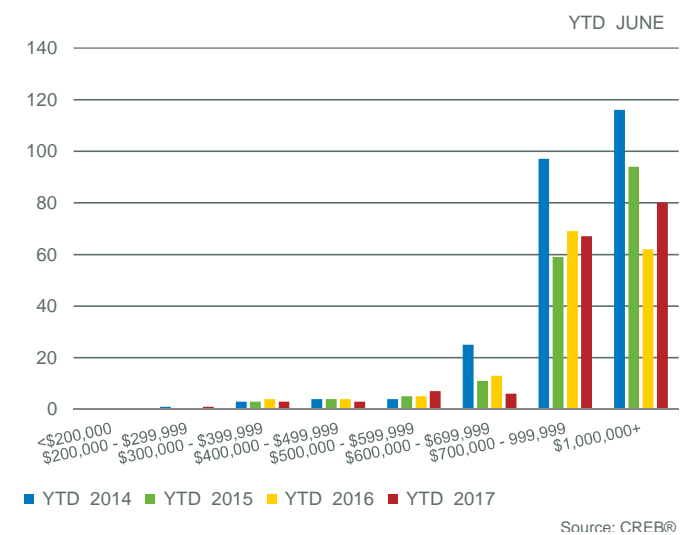
CHESTERMERE PRICES



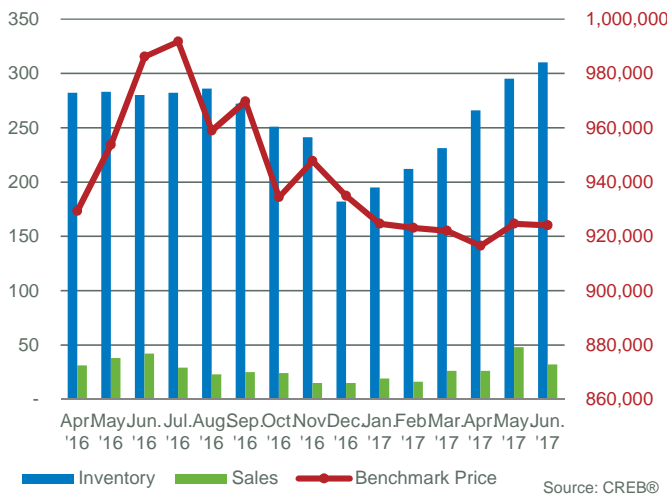
RURAL ROCKY VIEW TOTAL SALES



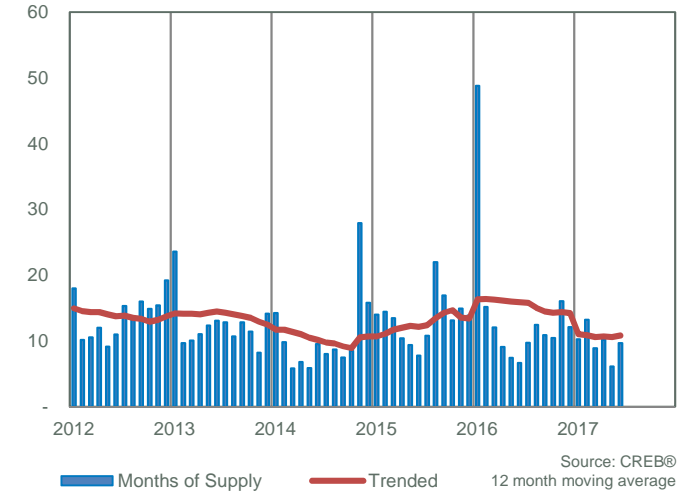
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



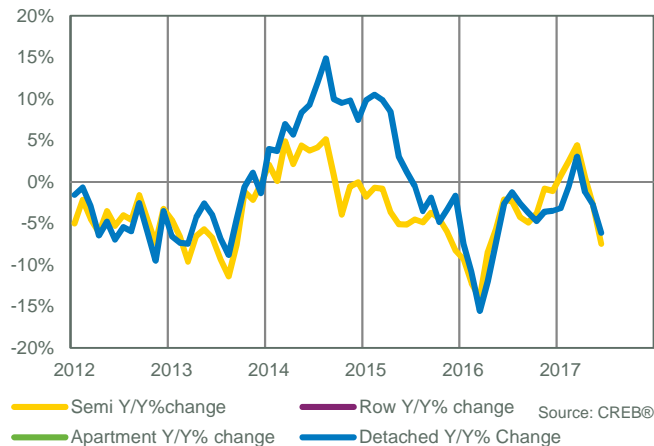
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



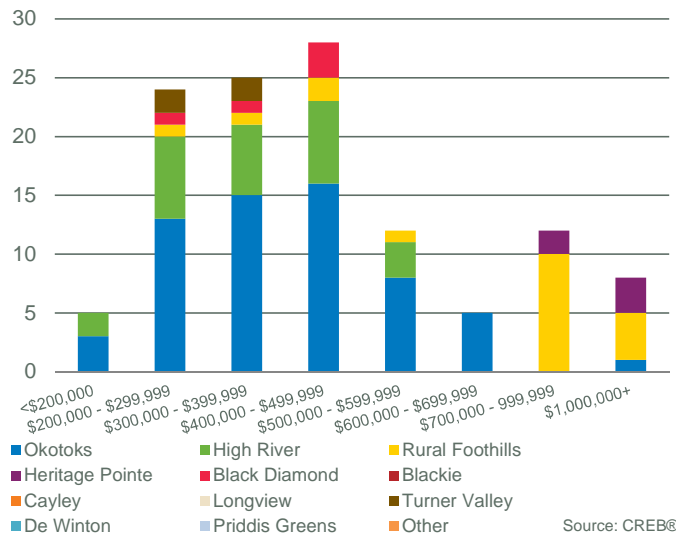
RURAL ROCKY VIEW PRICES



June 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	119	254	46.85%	674	5.66	385,900	503,115	416,000	100%
Rural Foothills	19	49	38.78%	168	8.84	469,200	895,053	820,000	16%
Black Diamond	5	12	41.67%	24	4.80	-	377,200	405,000	4%
Blackie	0	1	0.00%	4	-	-	-	-	0%
Cayley	0	4	0.00%	8	-	-	-	-	0%
De Winton	0	0	-	2	-	-	-	-	0%
Heritate Pointe	5	14	35.71%	47	9.40	-	1,123,300	1,014,000	4%
High River	25	47	53.19%	125	5.00	346,300	359,512	360,000	21%
Okotoks	61	106	57.55%	210	3.44	430,100	412,251	397,000	51%
Turner Valley	4	15	26.67%	32	8.00	296,000	306,750	312,000	3%
Priddis Greens	0	2	0.00%	8	-	-	-	-	0%
Longview	0	0	-	1	-	-	-	-	0%
Other	0	4	0.00%	11	-	-	-	-	0%

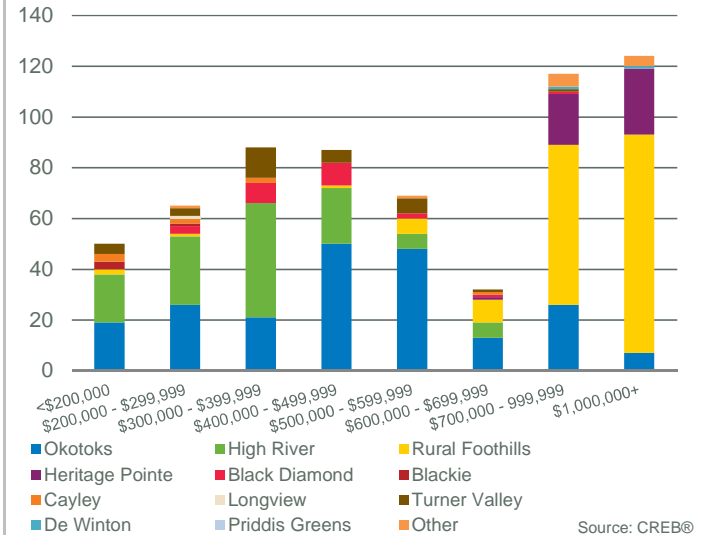
SALES BY PRICE RANGE

JUNE



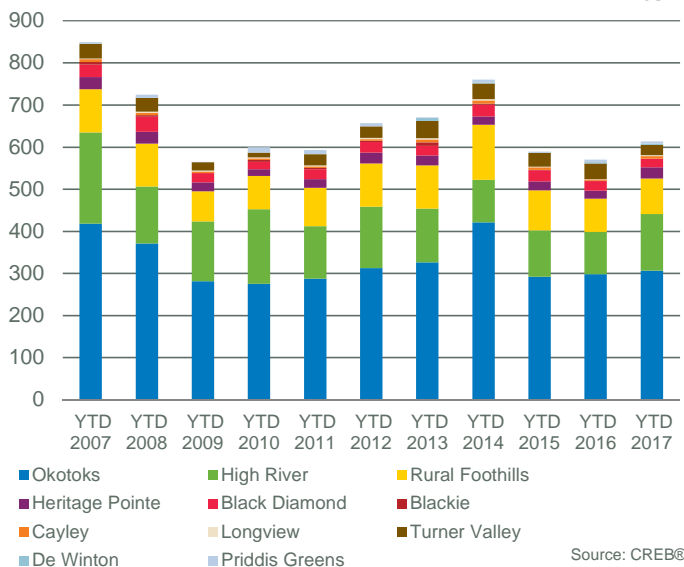
INVENTORY BY PRICE RANGE

JUNE



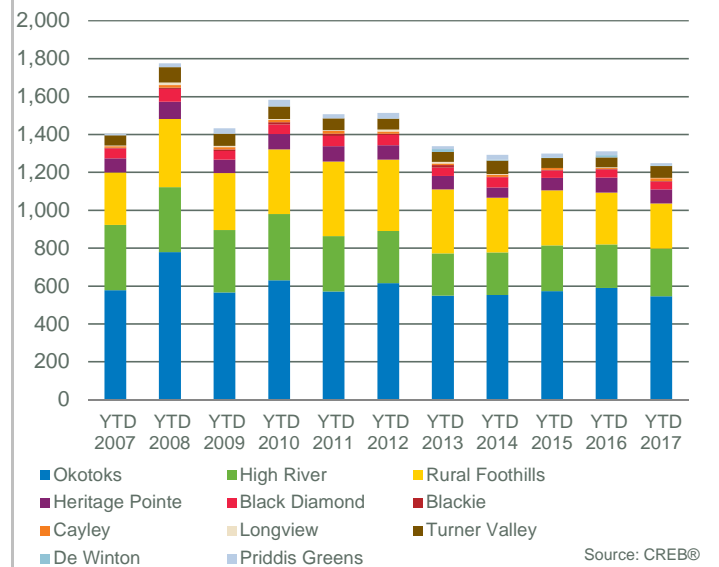
FOOTHILLS SALES: YEAR-TO-DATE

YTD JUNE

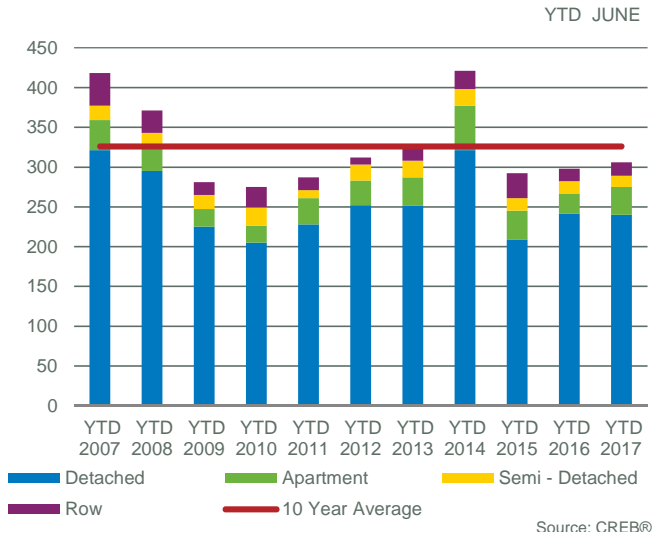


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

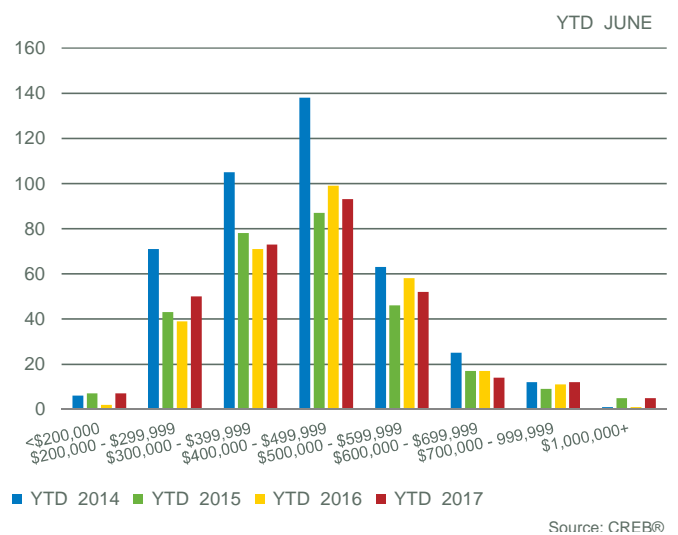
YTD JUNE



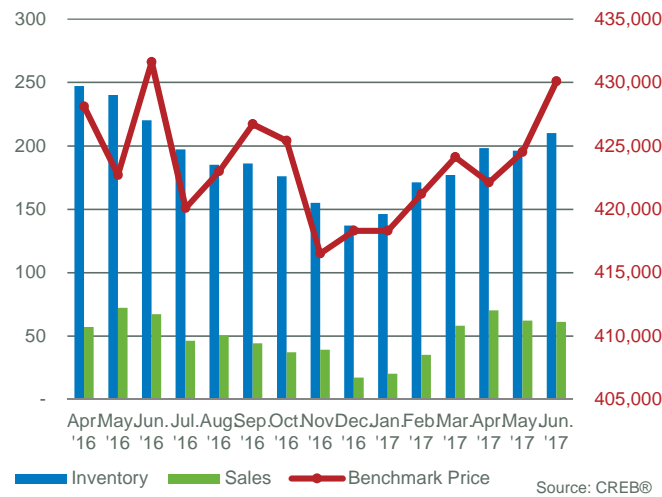
OKOTOKS TOTAL SALES



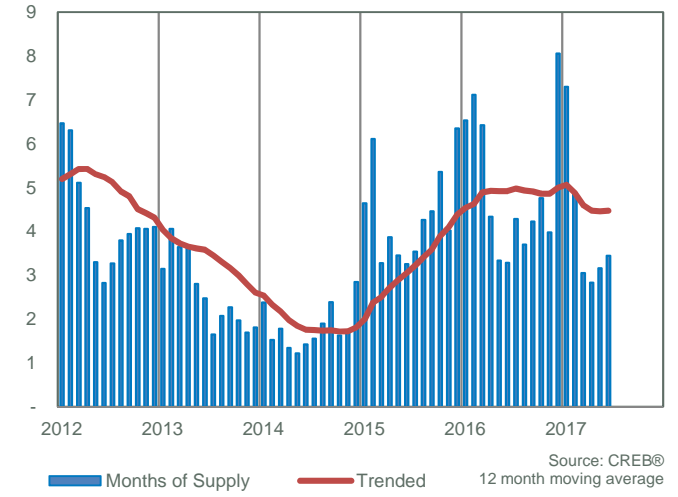
OKOTOKS TOTAL SALES BY PRICE RANGE



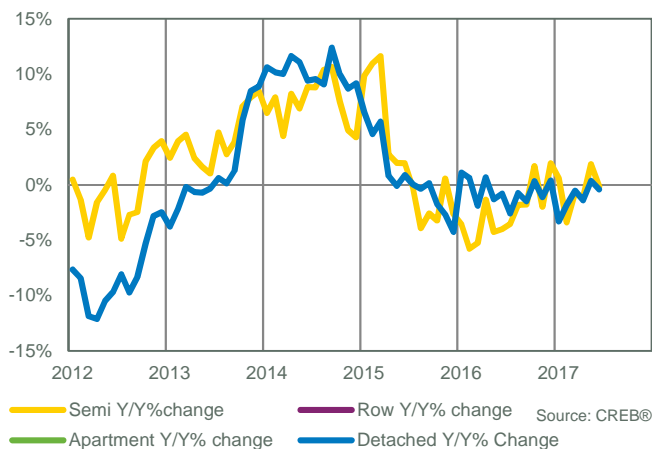
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



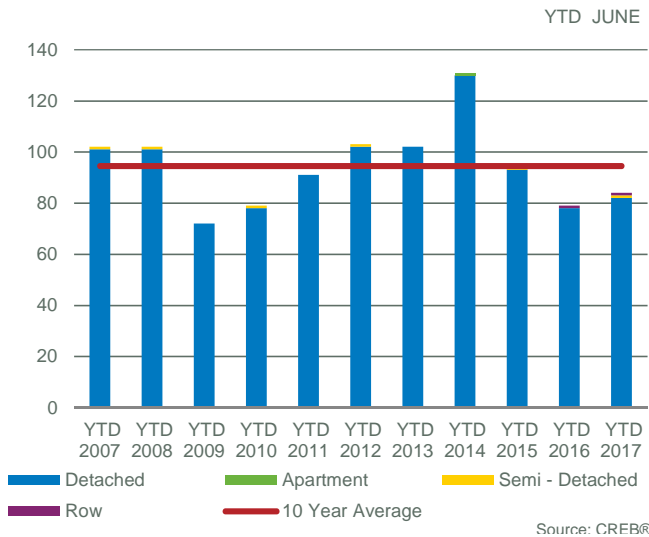
OKOTOKS PRICE CHANGE



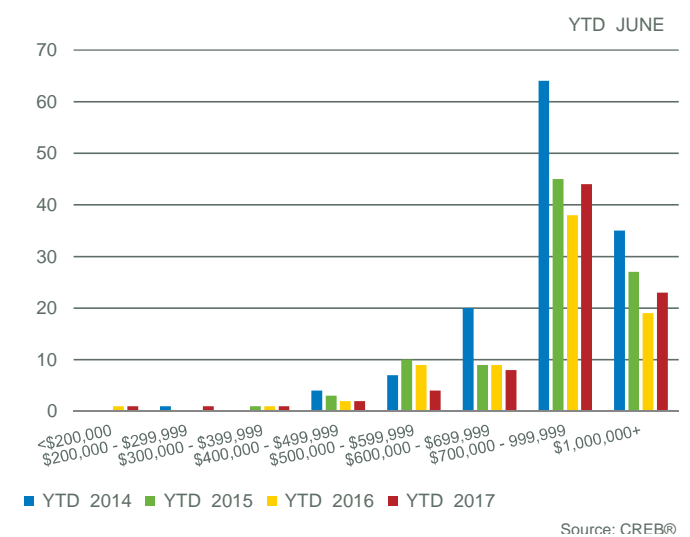
OKOTOKS PRICES



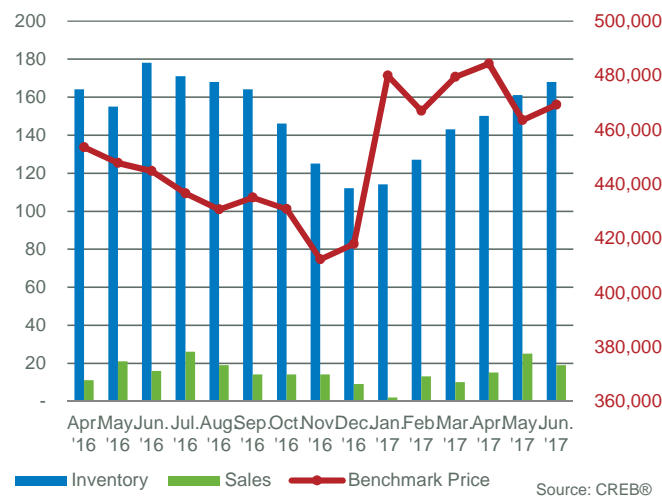
RURAL FoothILLS TOTAL SALES



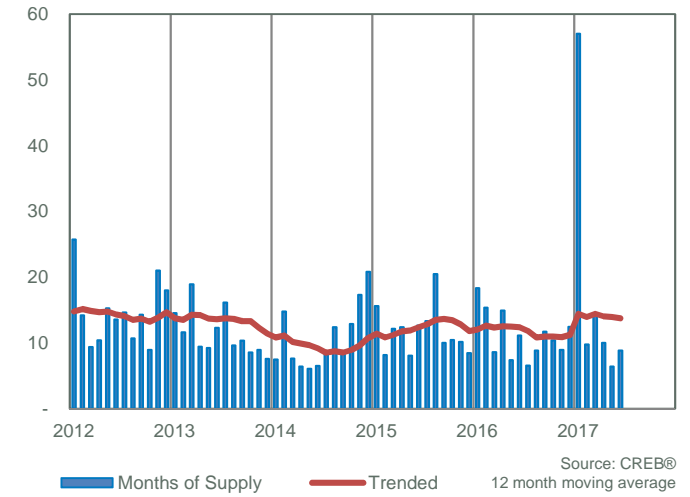
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



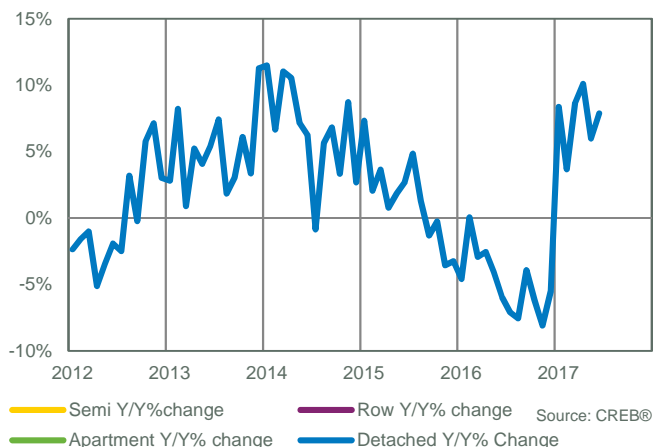
RURAL FoothILLS INVENTORY AND SALES



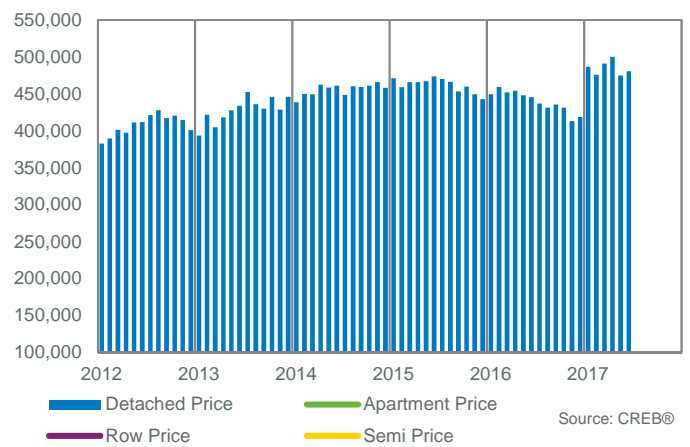
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

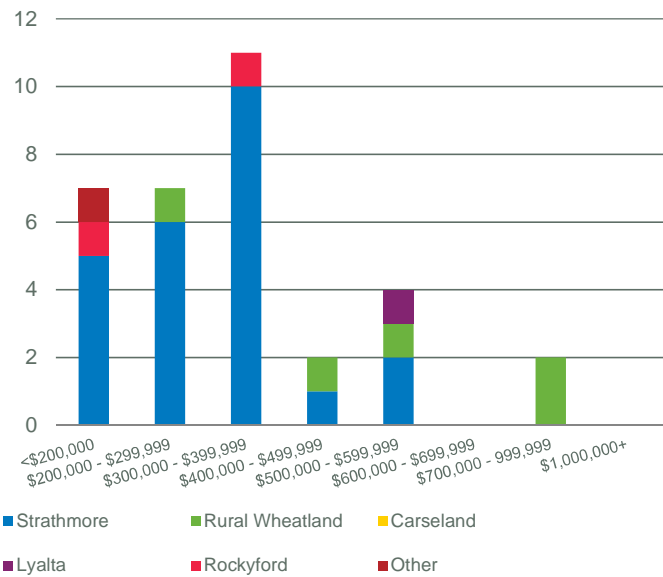


June 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	33	86	38.37%	233	7.06	217,100	341,421	317,000	97%
Rural Wheatland*	5	12	41.67%	36	7.20	217,100	579,400	597,500	15%
Carseland*	0	4	0.00%	6	-	-	-	-	0%
Lyalta*	1	0	-	7	7.00	-	565,000	565,000	3%
Rockyford*	2	1	200.00%	4	2.00	-	255,750	255,750	6%
Strathmore	24	64	37.50%	160	6.67	393,900	299,871	307,500	73%
Gleichen	0	0	-	-	-	-	-	-	0%
Other*	1	5	20.00%	20	20.00	-	96,500	96,500	3%

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

SALES BY PRICE RANGE

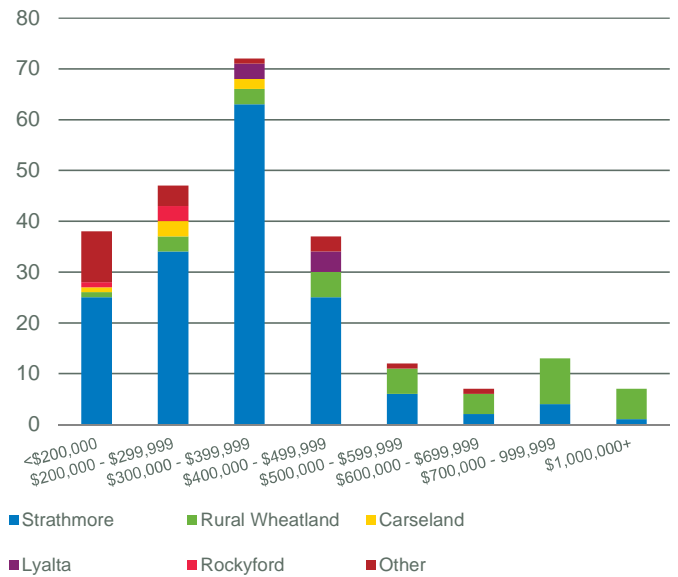
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

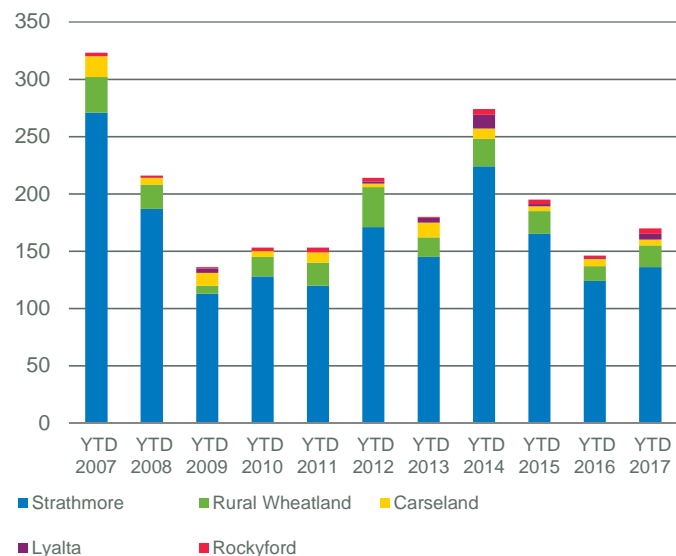
JUNE



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD JUNE



Source: CREB®

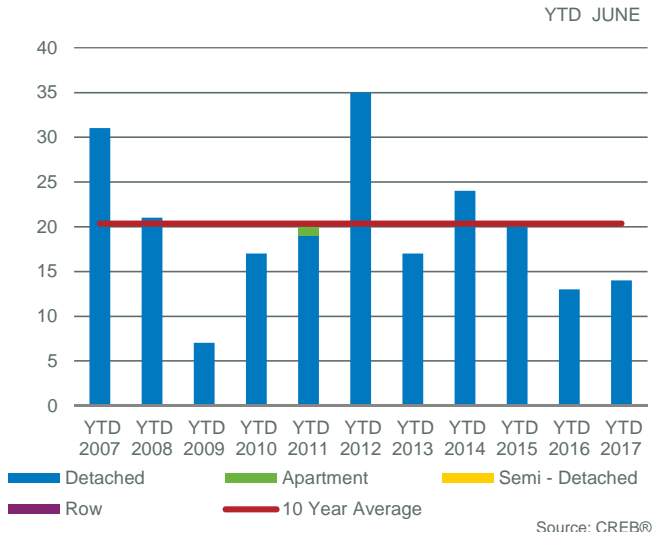
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

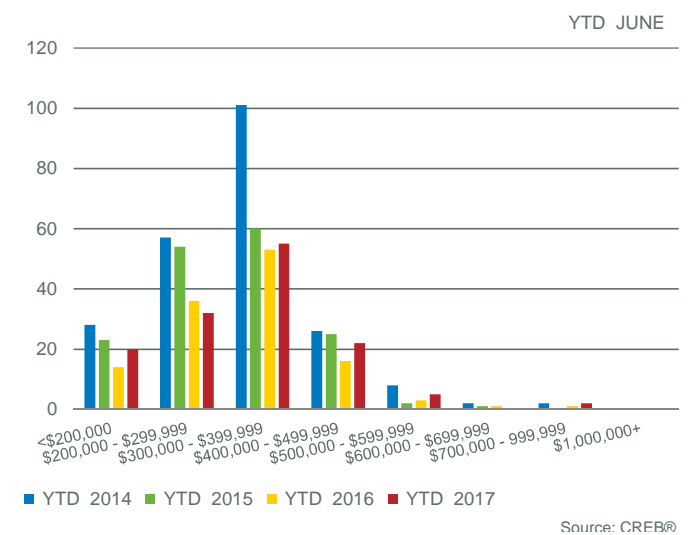


Source: CREB®

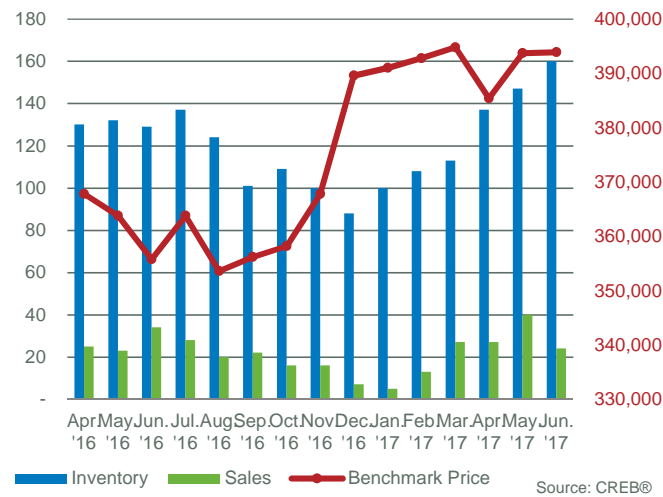
STRATHMORE TOTAL SALES



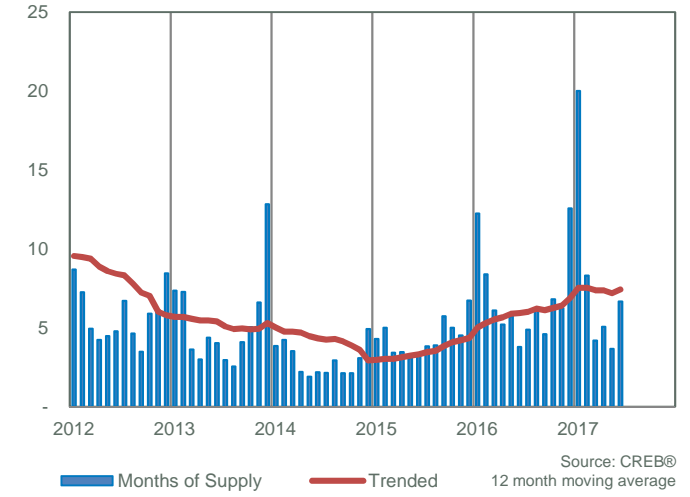
STRATHMORE TOTAL SALES BY PRICE RANGE



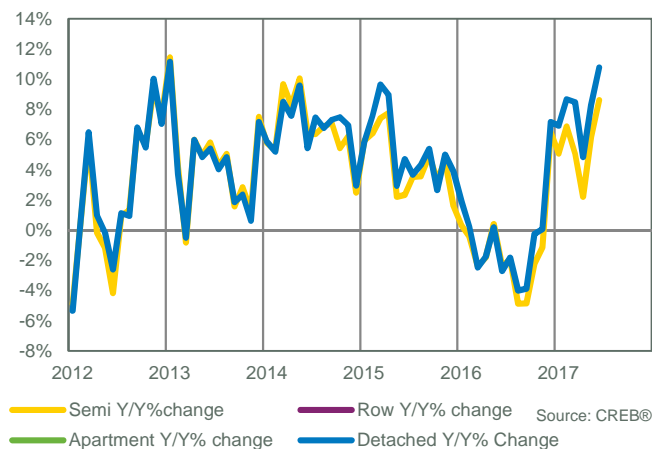
STRATHMORE INVENTORY AND SALES



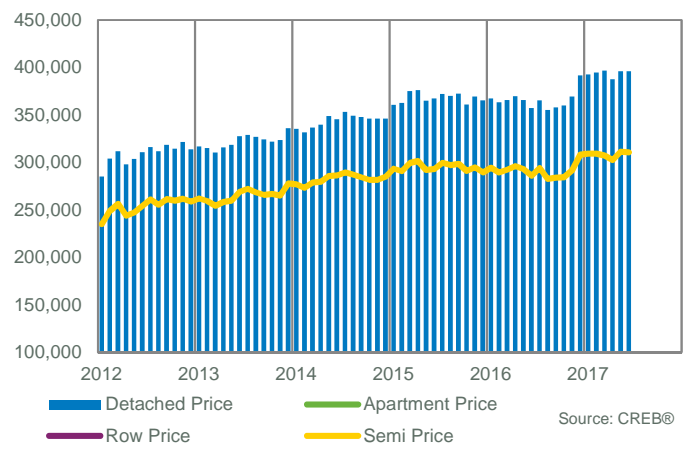
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

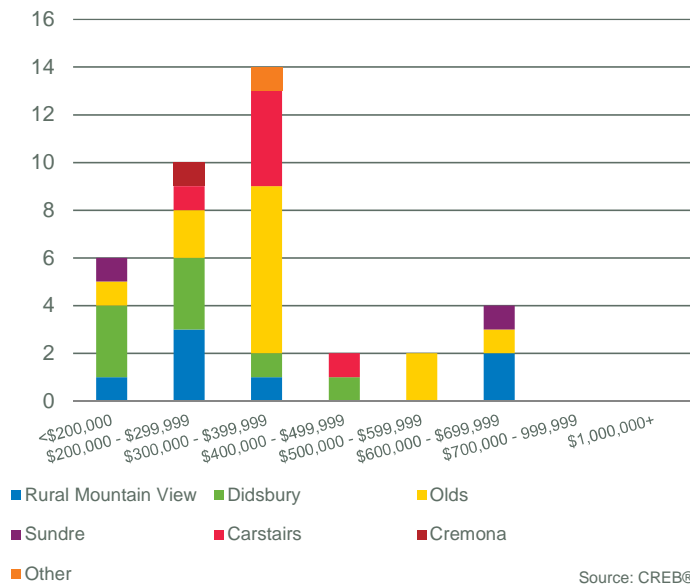


June 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	38	111	34.23%	452	11.89	315,500	341,866	332,500	100%
Rural Mountain View*	7	27	25.93%	121	17.29	250,600	367,929	265,000	18%
Carstairs	6	18	33.33%	77	12.83	325,500	357,250	364,750	16%
Cremona	1	3	33.33%	8	8.00	-	212,000	212,000	3%
Didsbury	8	10	80.00%	62	7.75	302,100	262,750	252,500	21%
Olds*	13	42	30.95%	122	9.38	349,400	368,300	335,000	34%
Sundre*	2	10	20.00%	55	27.50	274,000	397,500	397,500	5%
Other*	1	1	100.00%	7	7.00	-	375,000	375,000	3%

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

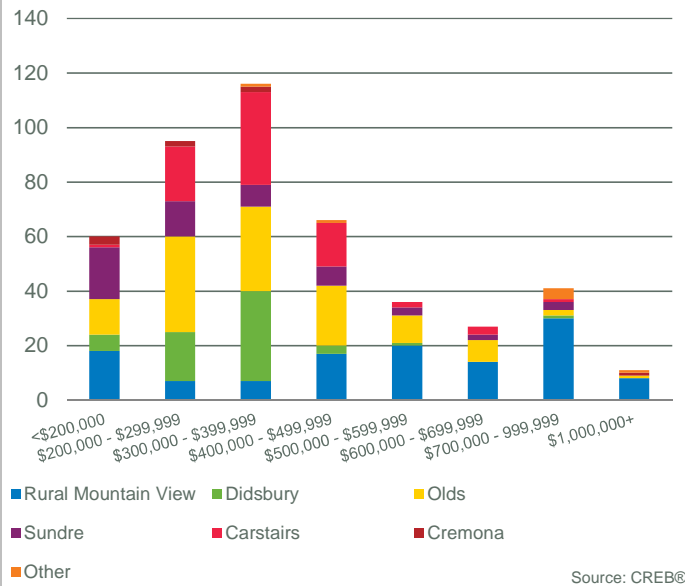
SALES BY PRICE RANGE

JUNE



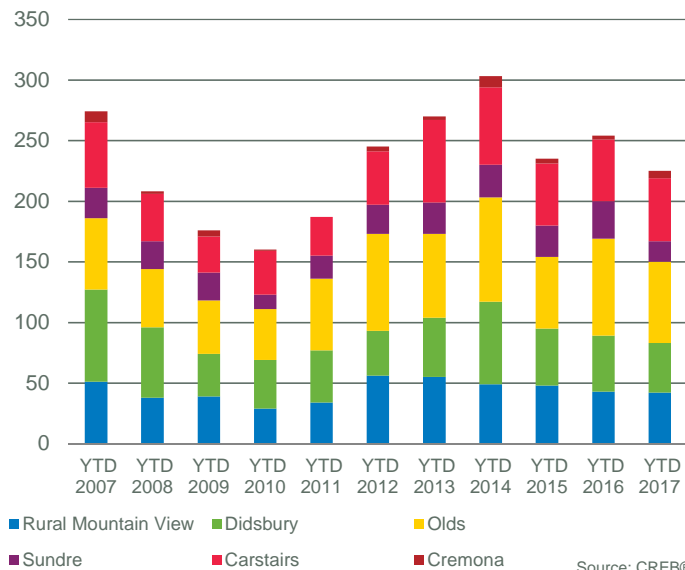
INVENTORY BY PRICE RANGE

JUNE



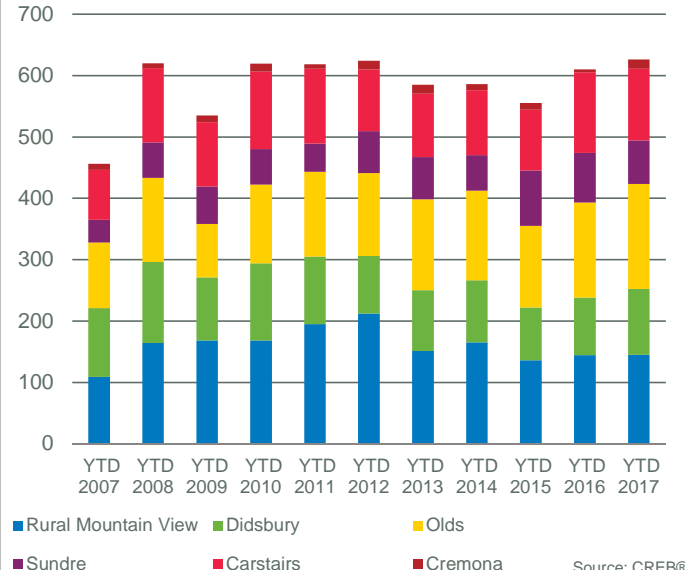
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD JUNE



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

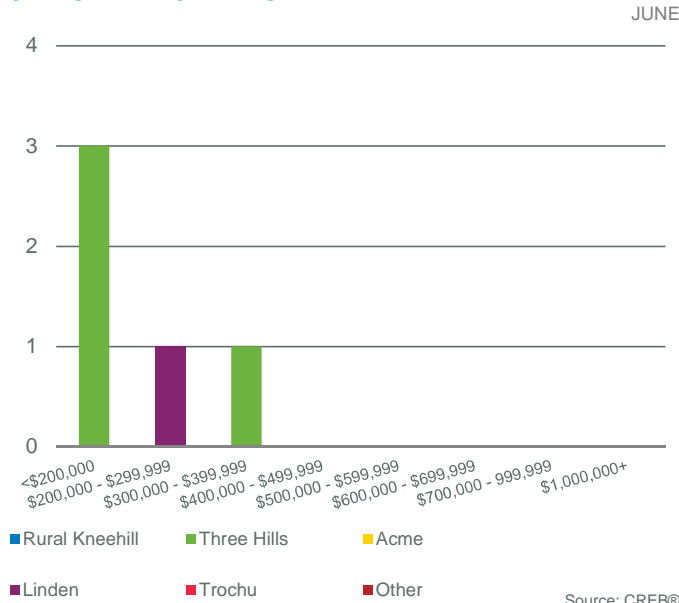
YTD JUNE



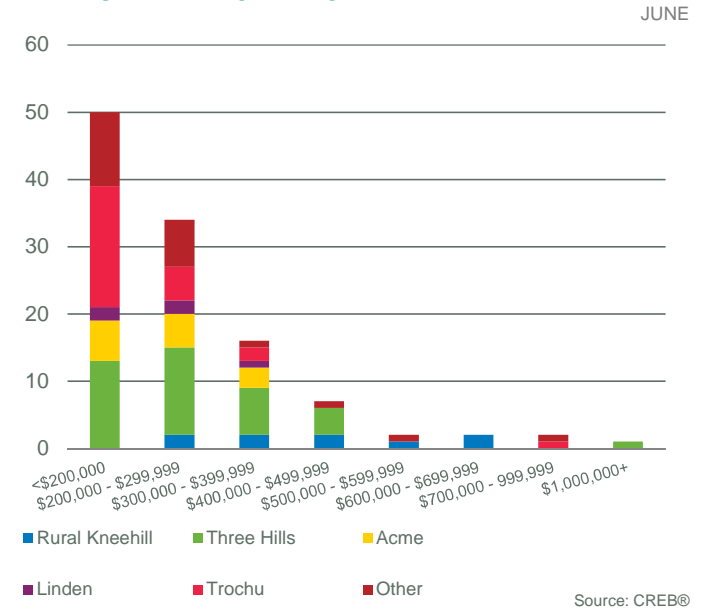
June 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	5	29	17.24%	114	22.80	-	224,600	183,000	100%
Rural Kneehill*	0	5	0.00%	9	-	-	-	-	0%
Acme*	0	2	0.00%	14	-	-	-	-	0%
Linden*	1	2	50.00%	5	5.00	-	288,000	288,000	20%
Three Hills*	4	8	50.00%	38	9.50	-	208,750	179,000	80%
Torrington*	0	0	-	-	-	-	-	-	0%
Trochu*	0	5	0.00%	26	-	-	-	-	0%
Other*	0	5	0.00%	22	-	-	-	-	0%

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

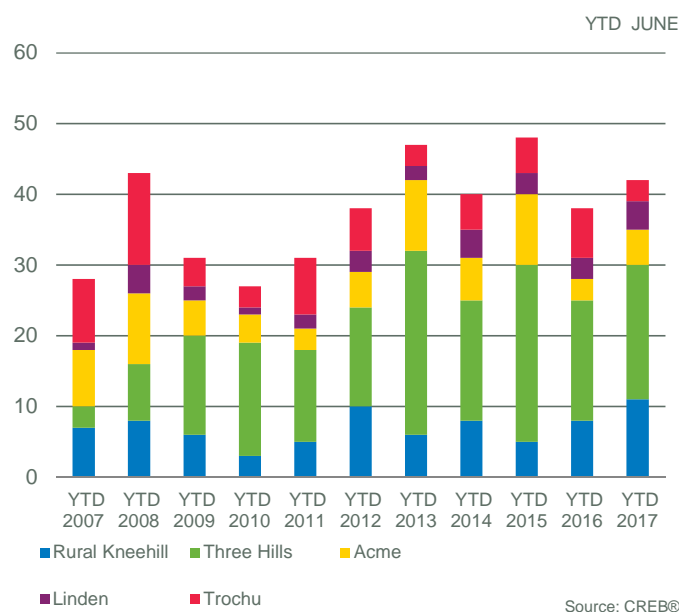
SALES BY PRICE RANGE



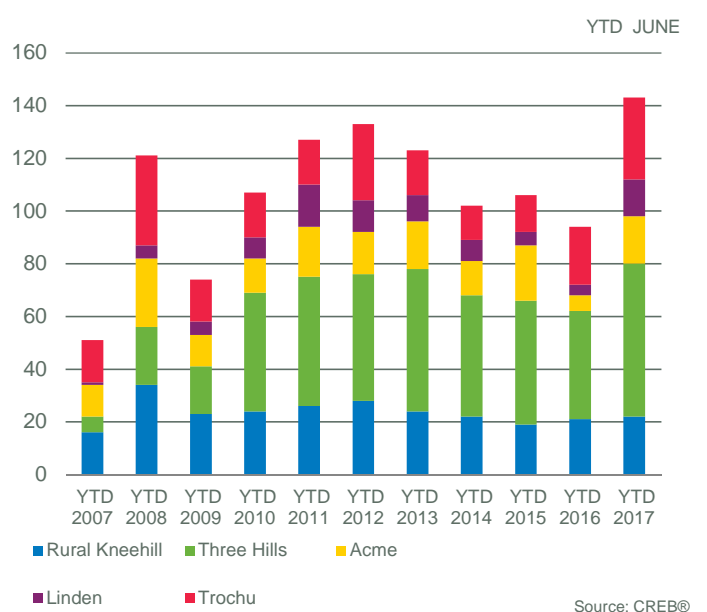
INVENTORY BY PRICE RANGE



KNEEHILL SALES: YEAR-TO-DATE



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

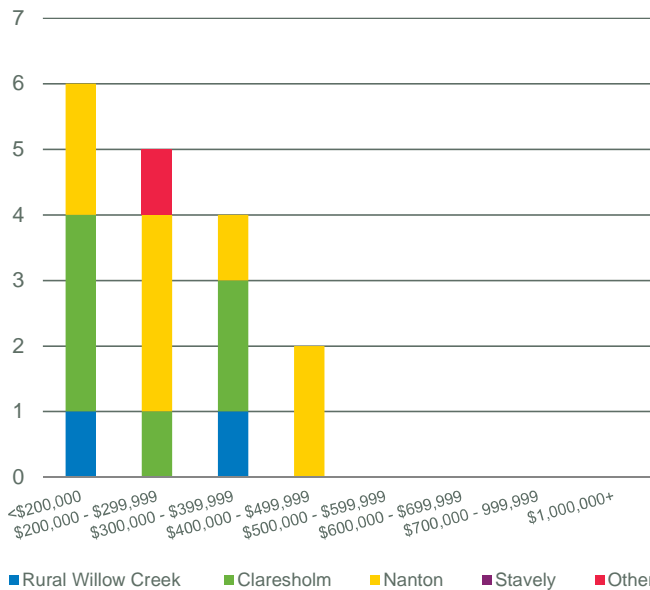


June 2017	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	17	24	70.83%	110	6.47	-	264,794	228,000	100%
Rural Willow Creek*	2	1	200.00%	9	4.50	-	265,000	265,000	12%
Claresholm*	6	13	46.15%	46	7.67	-	232,833	209,000	35%
Nanton*	8	6	133.33%	36	4.50	-	293,063	250,250	47%
Stavely*	0	4	0.00%	15	-	-	-	-	0%
Other*	1	0	-	4	4.00	-	230,000	230,000	6%

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

SALES BY PRICE RANGE

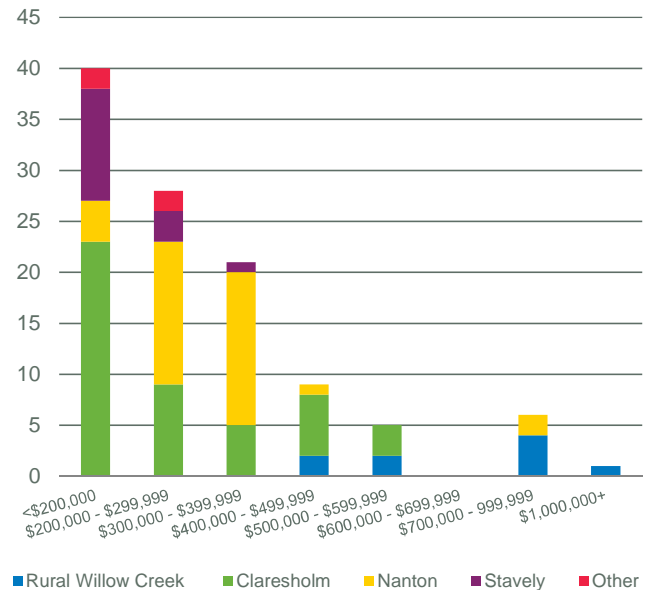
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

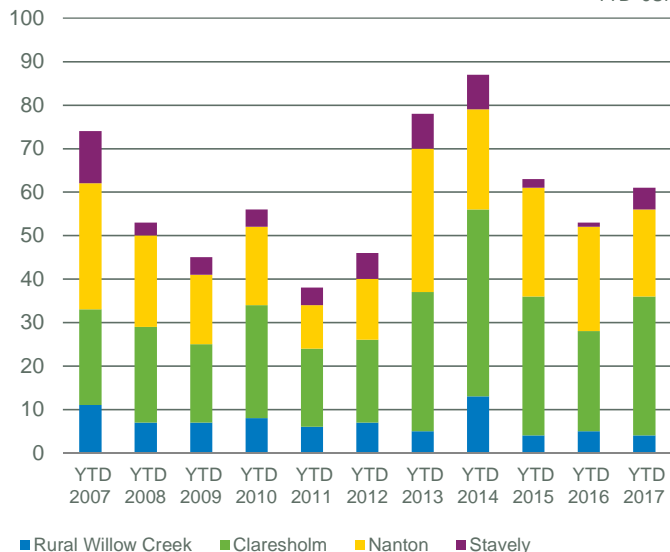
JUNE



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

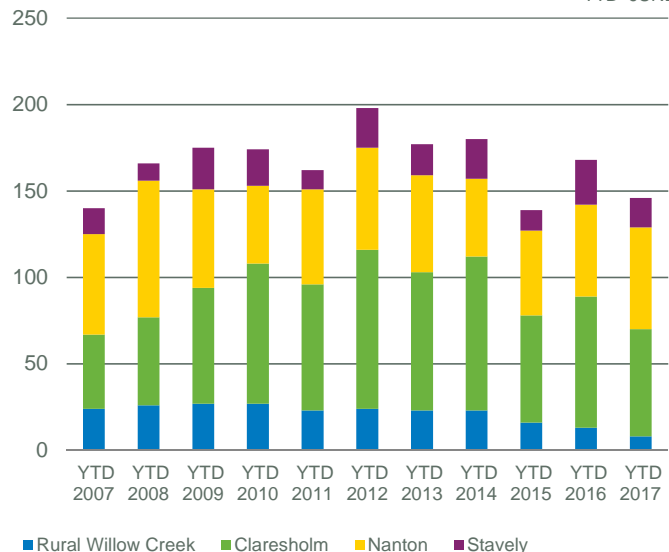
YTD JUNE



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



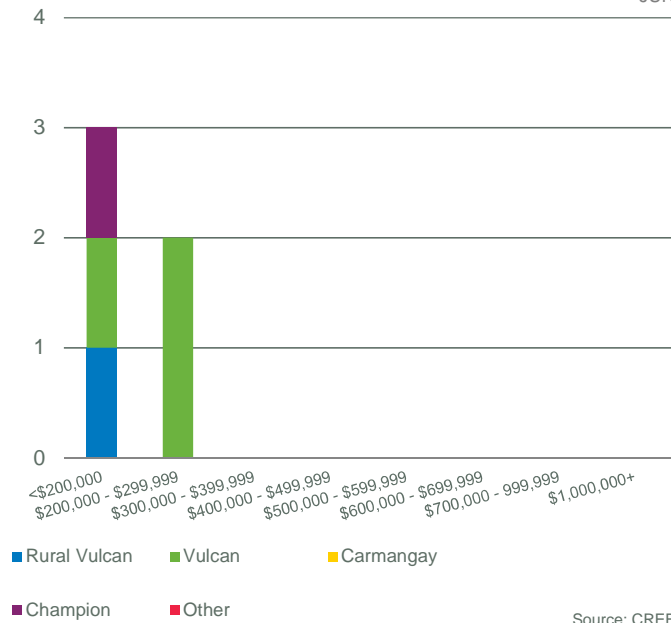
Source: CREB®

June 2017	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	19	26.32%	83	16.60	-	155,180	165,000	100%
Rural Vulcan*	1	6	16.67%	36	36.00	-	128,000	128,000	20%
Vulcan*	3	7	42.86%	22	7.33	-	205,967	223,000	60%
Carmangay*	0	2	0.00%	7	-	-	-	-	0%
Champion*	1	0	-	3	3.00	-	30,000	30,000	20%
Other*	0	4	0.00%	15	-	-	-	-	0%

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

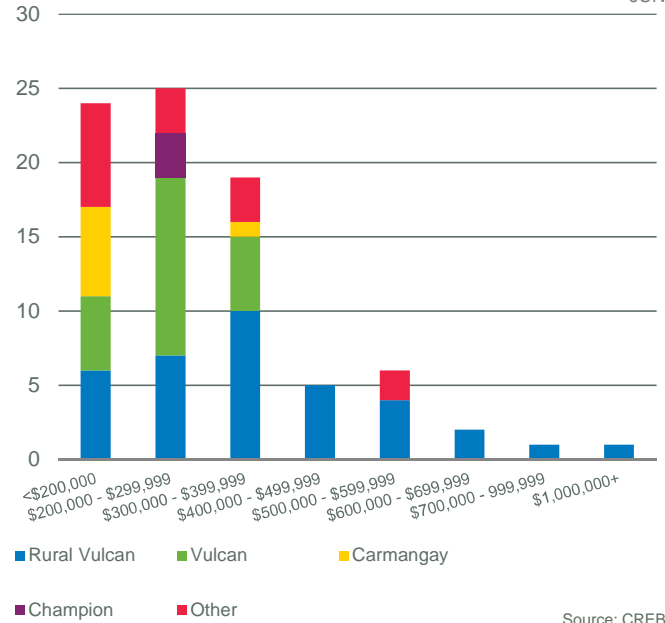
SALES BY PRICE RANGE

JUNE



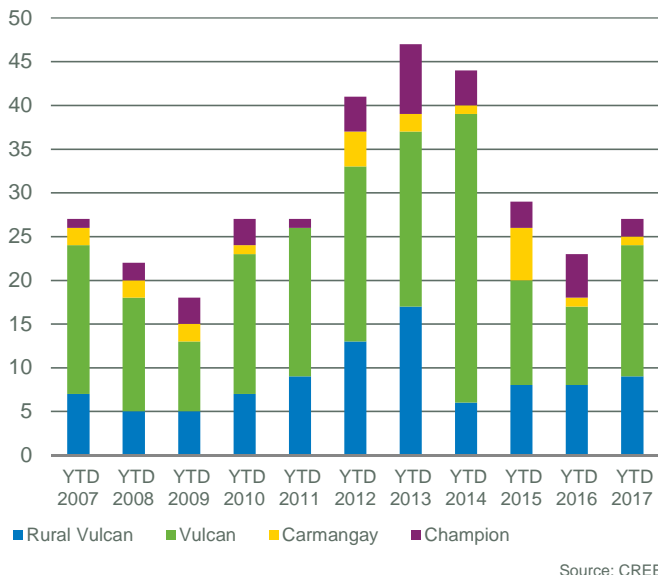
INVENTORY BY PRICE RANGE

JUNE



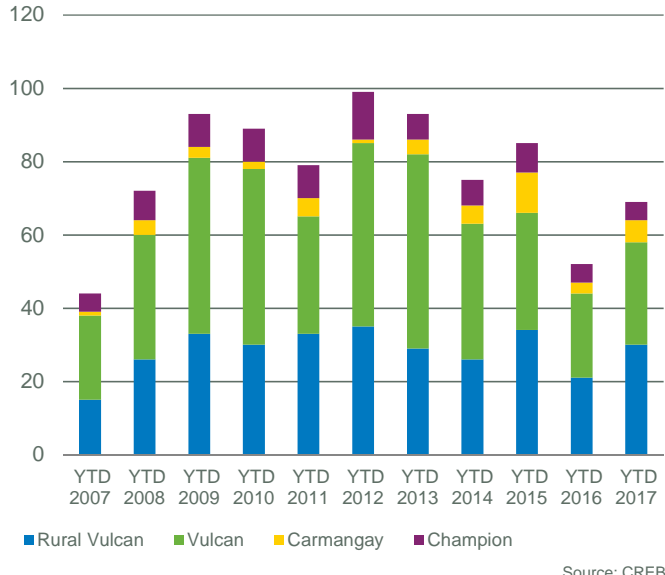
VULCAN SALES: YEAR-TO-DATE

YTD JUNE



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

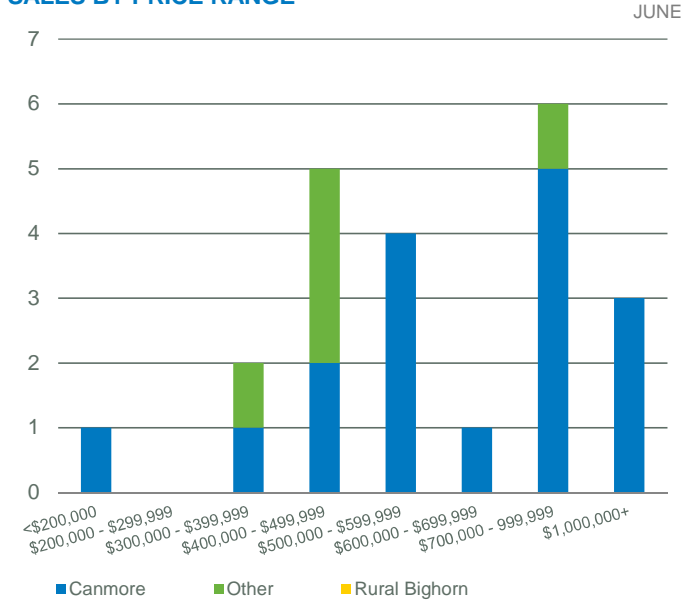


Jun. 17

June 2017	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*	22	39	56.41%	102	4.64	-	718,991	557,500	100%
Rural Bighorn*	0	1	0.00%	11	-	-	-	-	0%
Canmore*	17	34	50.00%	81	4.76	-	787,988	639,000	77%
Other*	5	4	125.00%	10	2.00	-	484,400	445,000	23%

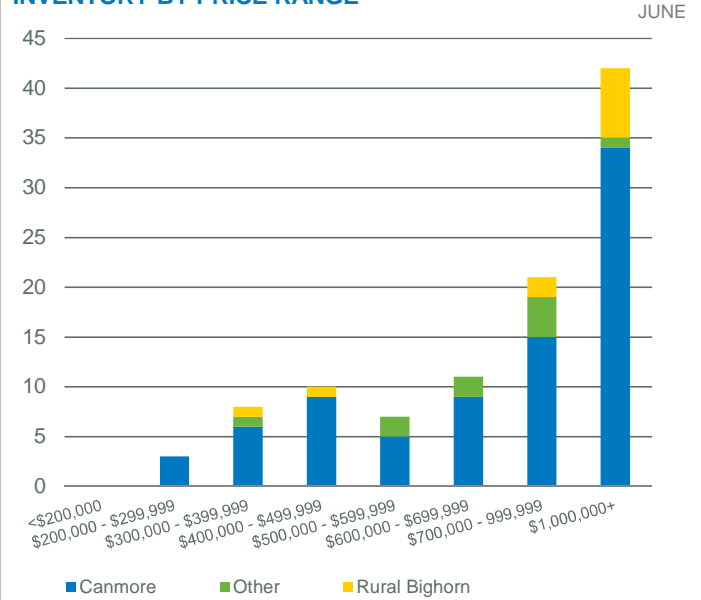
*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE



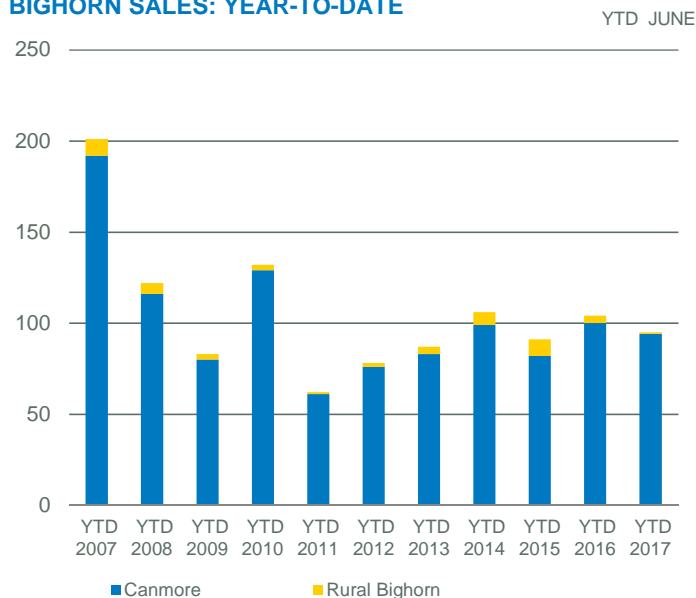
Source: CREB®

INVENTORY BY PRICE RANGE



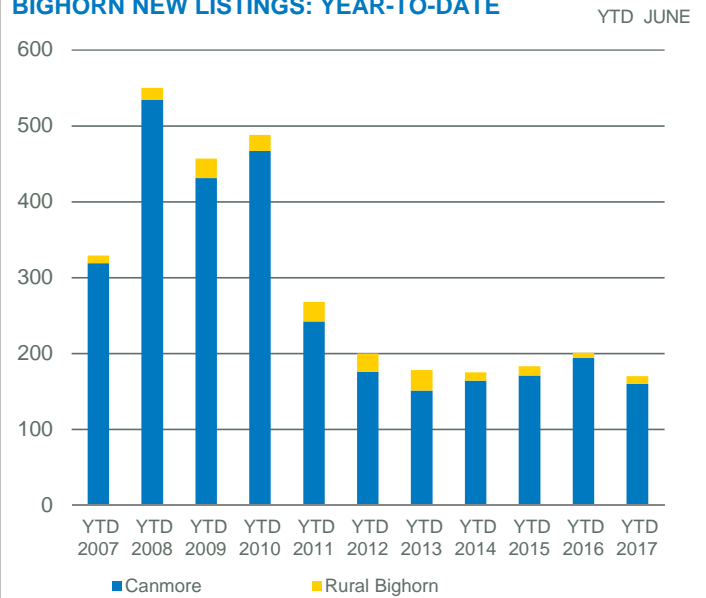
Source: CREB®

BIGHORN SALES: YEAR-TO-DATE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE



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
 Toppington**
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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