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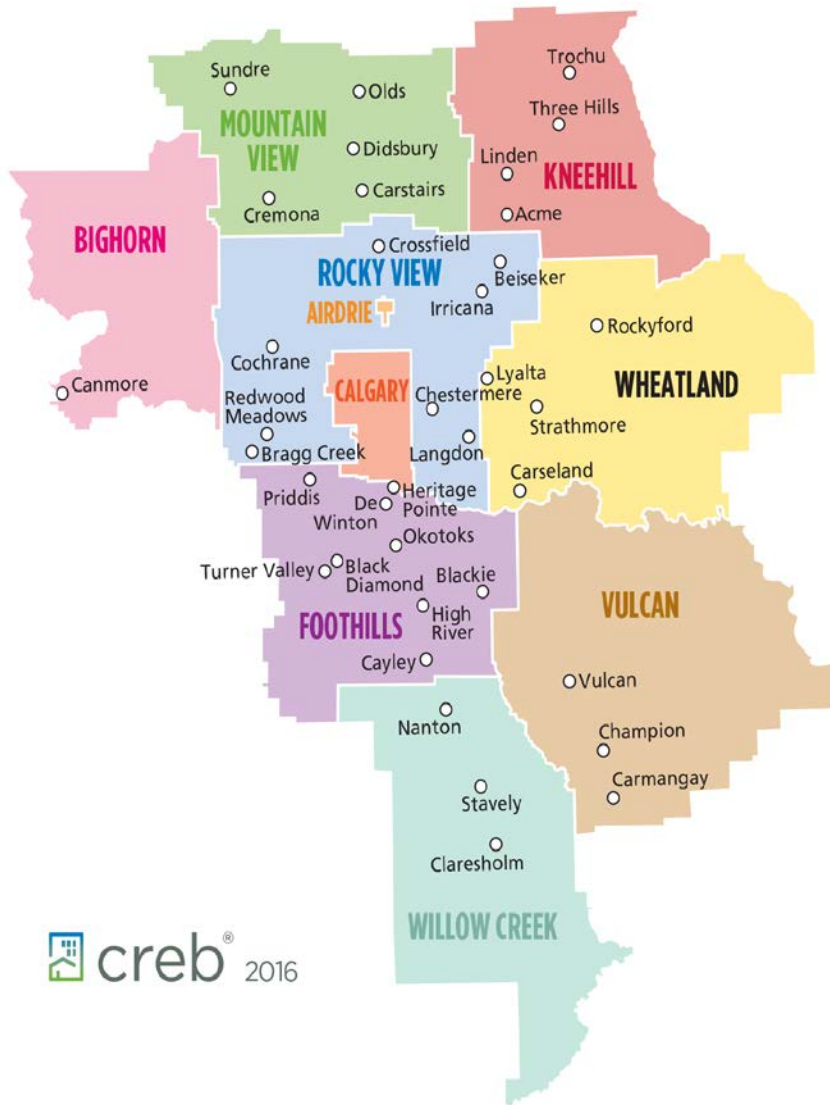
MONTHLY STATISTICS PACKAGE

Calgary Region

November 2018



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REGIONAL HIGHLIGHTS

December 3, 2018

Airdrie

- The Airdrie housing market continues to experience declining sales and increasing inventory. Persistently elevated levels of supply have led to downward pressures on the benchmark price for detached homes.
- Year-to-date sales activity in Airdrie has declined year-over-year by 142 units, with current levels at 1,101 units. Levels of new listings are comparable to last year but remain higher than long-term averages.
- Year-to-date average inventory is almost 18 per cent higher than the same period in 2017, keeping average months of supply at around six months. This continued pressure has resulted in a decline in house prices, with year-to-date benchmark value of detached homes now sitting at \$342,773, which is a year-over-year decline of nearly two percent.

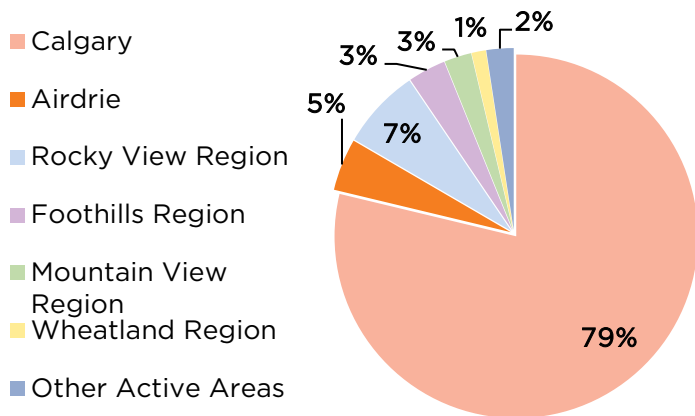
Cochrane

- Year-to-date, residential sales have declined by 58 units, totalling 573 units so far in 2018. These levels are comparable to similar periods in the past few years and are higher than long-term averages.
- New listings continue to reach historical peaks for each period this year, with levels so far in 2018 being 308 units higher than long-term averages. Months of inventory remain elevated, with year-to-date average inventory levels being 14 per cent higher than in 2017.
- Despite some recent declines, year-to-date detached benchmark prices have remained relatively stable compared to last year.

Okotoks

- Year-to-date residential sales have declined to 449 units in 2018 and are comparable to levels from 2010.
- New listings have remained slightly higher than last year's levels. Oversupply continues in this market, with year-to-date average inventories being 53 units higher compared to 2017.
- Despite increased supply with weak sales, detached home prices in Okotoks show modest increases. Year-to-date, the average detached benchmark price totalled \$436,091, 1.5 per cent higher than last year.

SHARE OF SALES November 2018

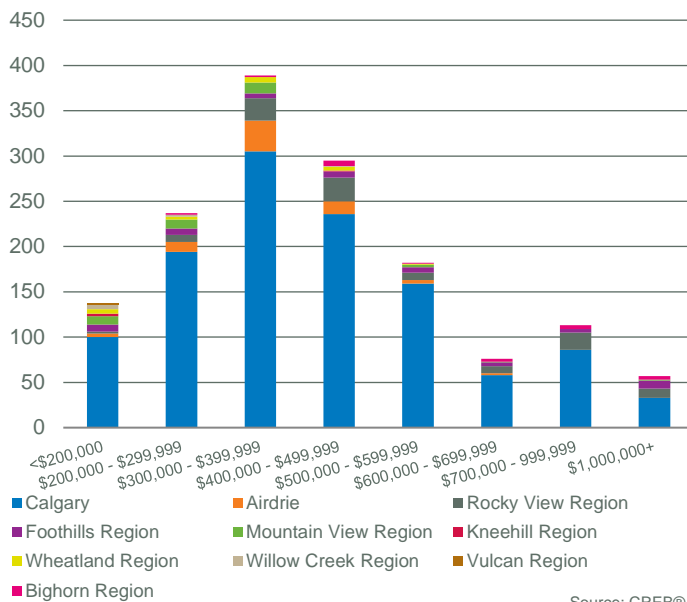


Source: CREB®

November 2018	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	1,171	1,914	61.18%	6,501	5.55	422,600	442,940	395,000	79%
Airdrie	69	133	51.88%	493	7.14	335,800	361,157	359,900	5%
Rocky View Region	106	207	51.21%	933	8.80	538,000	618,671	463,320	7%
Foothills Region	50	121	41.32%	634	12.68	382,400	643,618	453,250	3%
Mountain View Region	36	57	63.16%	361	10.03	302,600	322,897	283,500	2%
Kneehill Region	4	12	33.33%	93	23.25	-	168,000	77,500	0%
Wheatland Region	19	49	38.78%	221	11.63	232,100	304,480	319,000	1%
Willow Creek Region	8	19	42.11%	102	12.75	-	197,438	162,500	1%
Vulcan Region	2	9	22.22%	74	37.00	-	60,500	60,500	0%
Bighorn Region	22	26	84.62%	107	4.86	-	677,695	561,545	1%
CREB® Economic Region	1,487	2,547	58.38%	9,520	6.40	418,300	454,642	395,000	100%

CREB® SALES BY PRICE RANGE

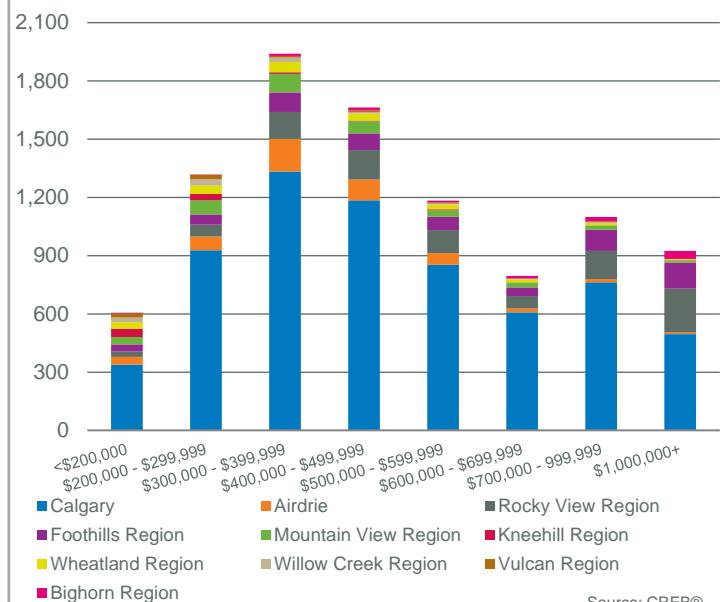
NOVEMBER



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

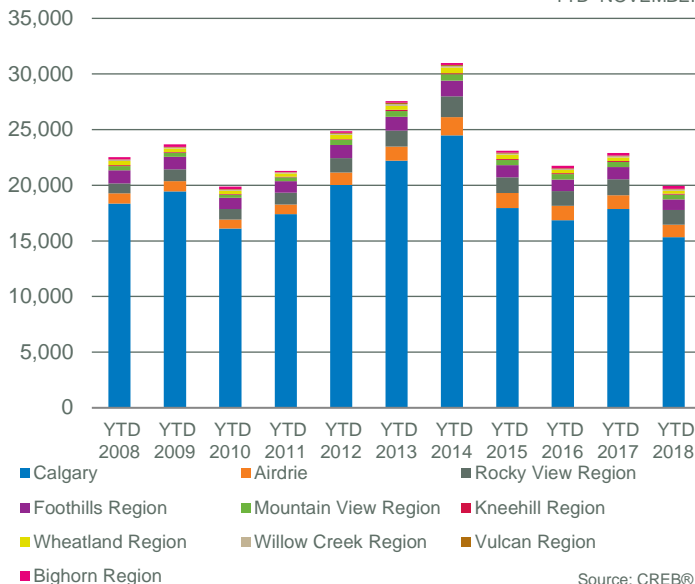
NOVEMBER



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

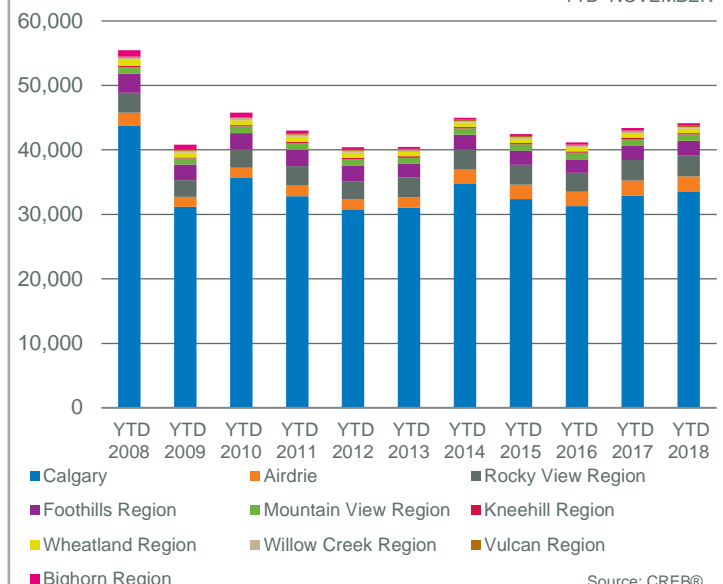
YTD NOVEMBER



Source: CREB®

CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

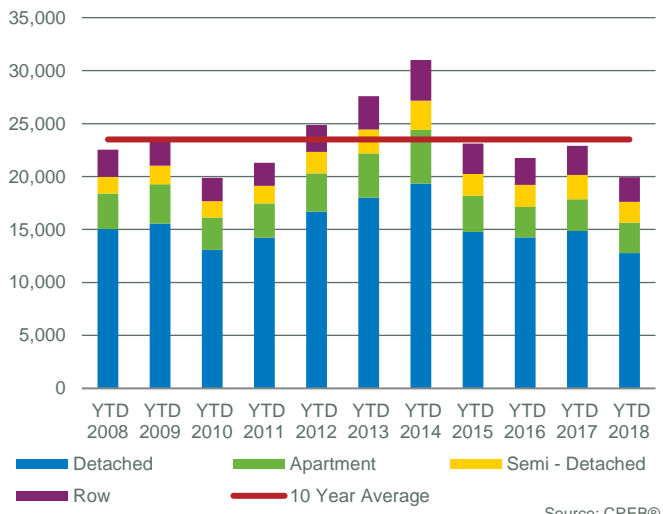
YTD NOVEMBER



Source: CREB®

CREB® ECONOMIC REGION TOTAL SALES

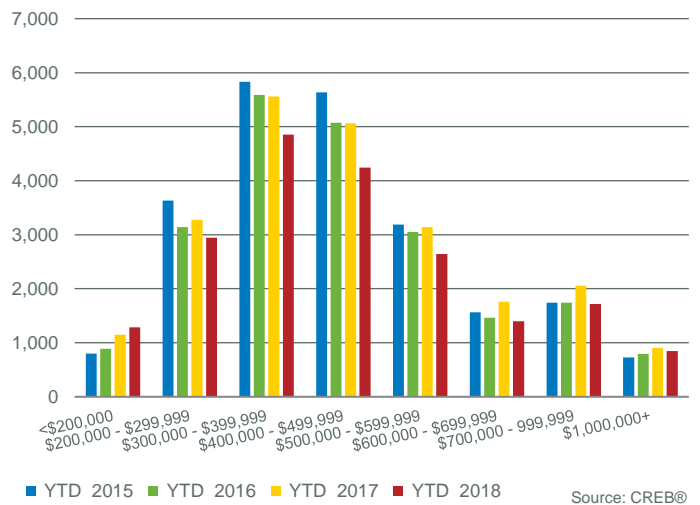
YTD NOVEMBER



Source: CREB®

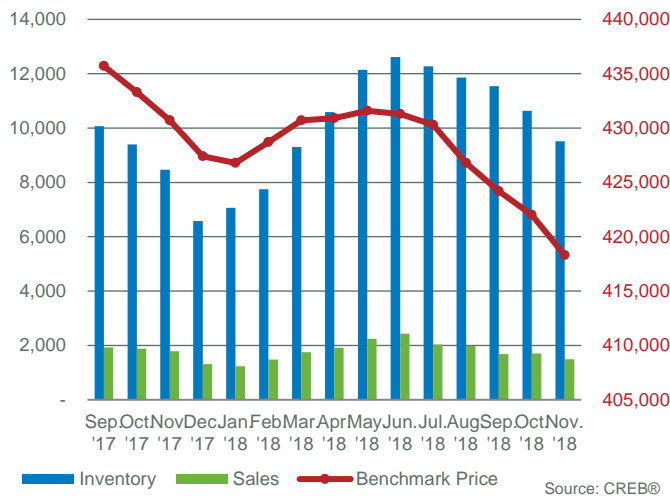
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

YTD NOVEMBER



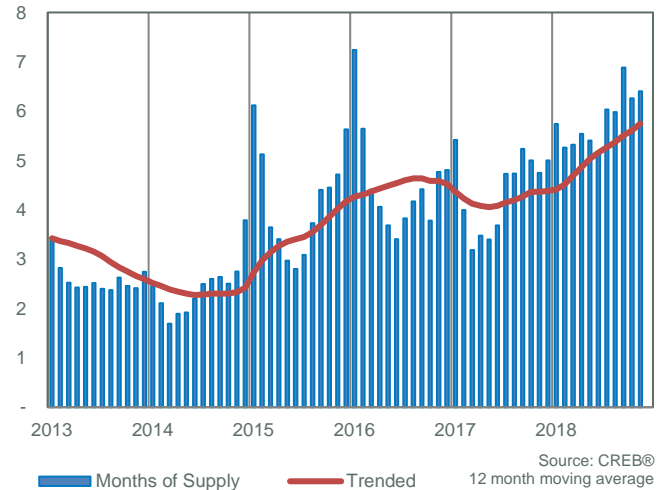
Source: CREB®

CREB® ECONOMIC REGION INVENTORY AND SALES



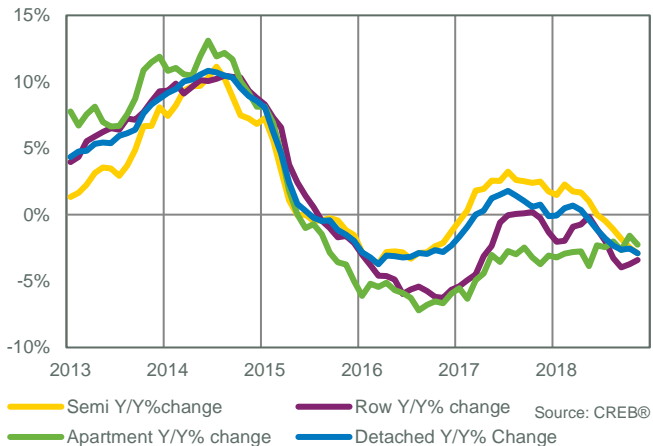
Source: CREB®

CREB® ECONOMIC REGION MONTHS OF INVENTORY



Source: CREB®

CREB® ECONOMIC REGION PRICE CHANGE



Source: CREB®

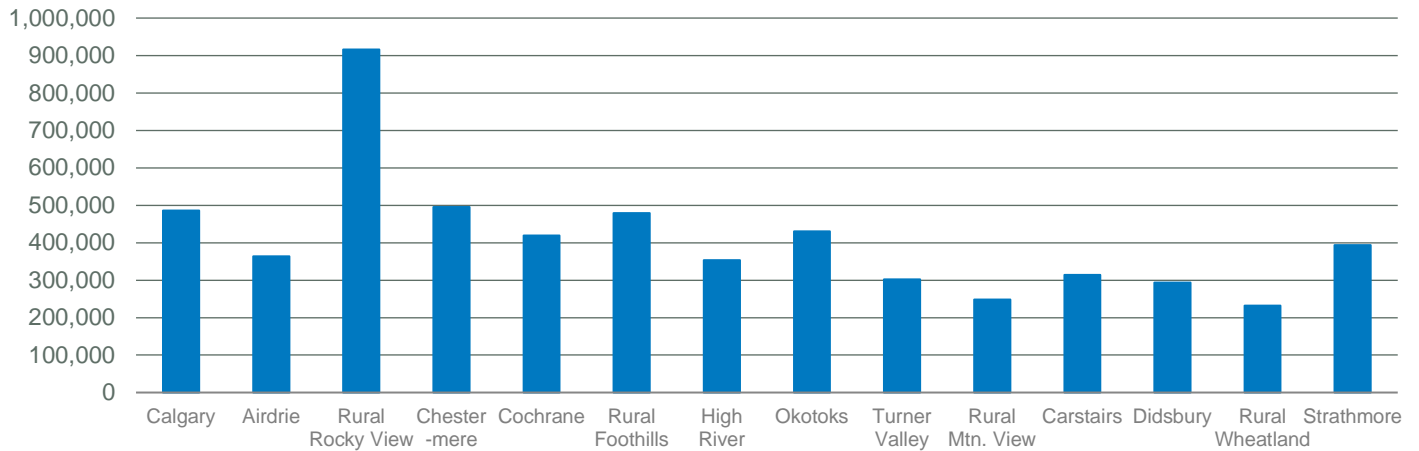
CREB® ECONOMIC REGION PRICES



Source: CREB®

DETACHED BENCHMARK PRICE

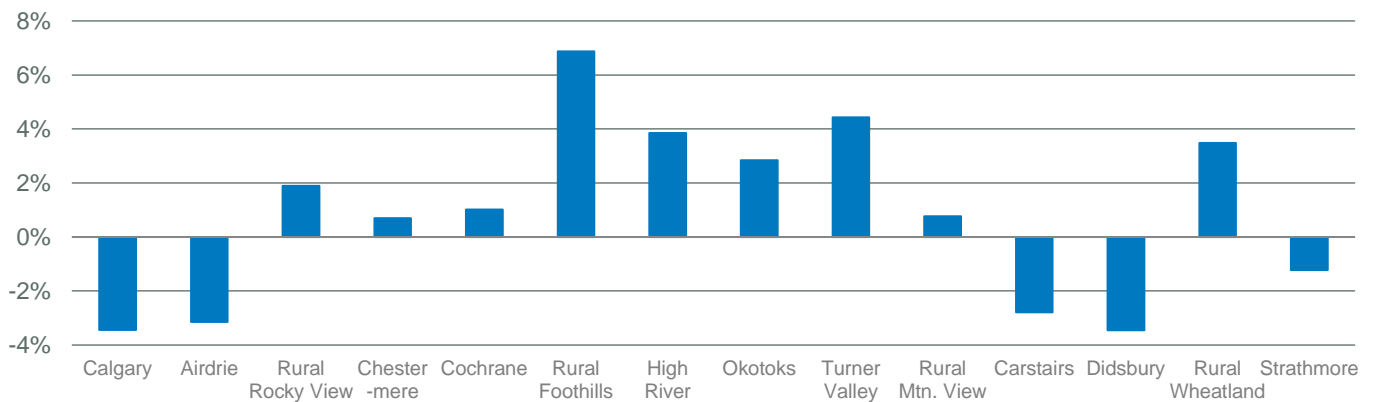
NOVEMBER



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

NOVEMBER



Source: CREB®

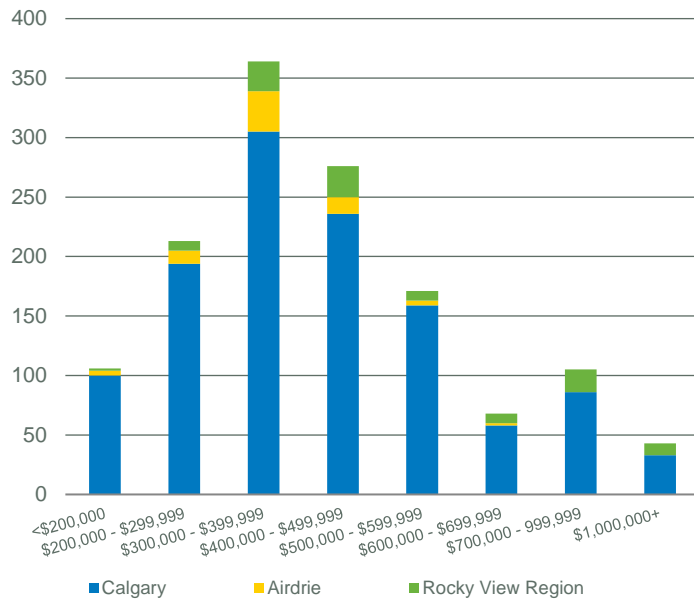
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	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

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City of Calgary	1,171	1,914	61.18%	6,501	5.55	422,600	442,940	395,000	87%
Airdrie	69	133	51.88%	493	7.14	335,800	361,157	359,900	5%
Rocky View Region	106	207	51.21%	933	8.80	538,000	618,671	463,320	8%
Calgary CMA	1,346	2,254	59.72%	7,927	5.89	422,000	452,586	397,500	100%

CALGARY CMA SALES BY PRICE RANGE

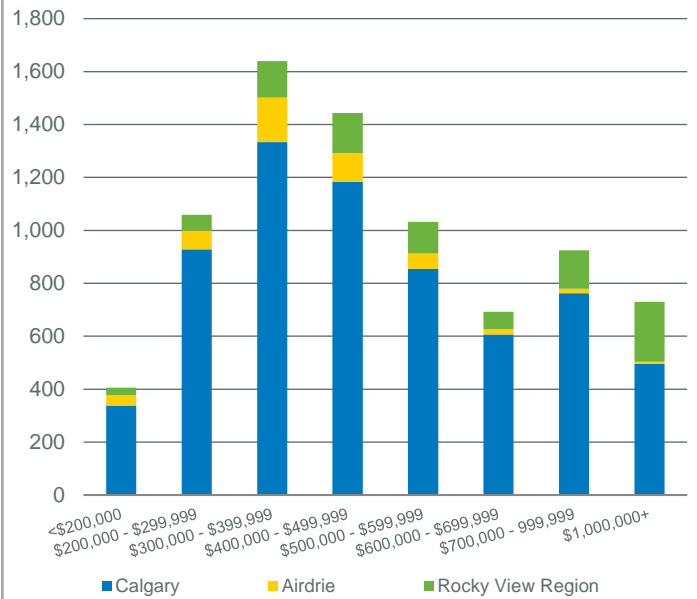
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

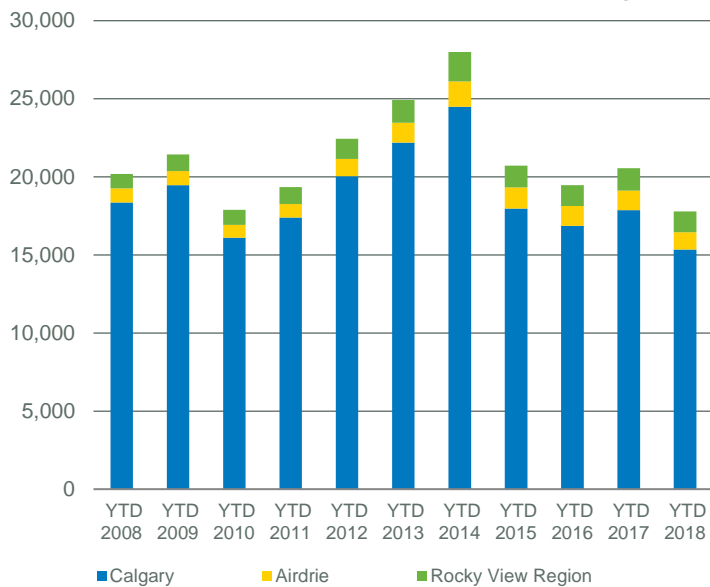
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

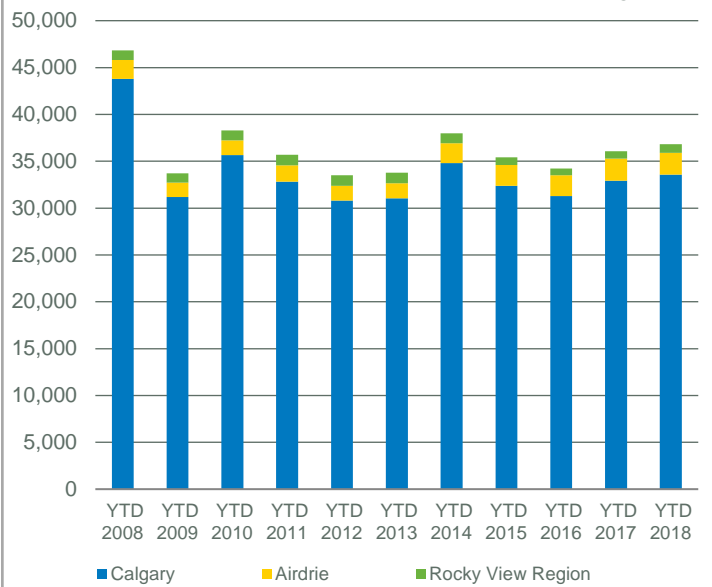
YTD NOVEMBER



Source: CREB®

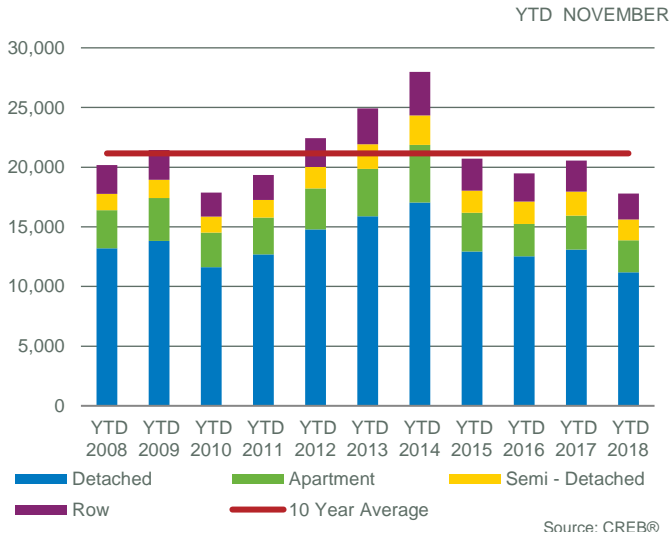
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER

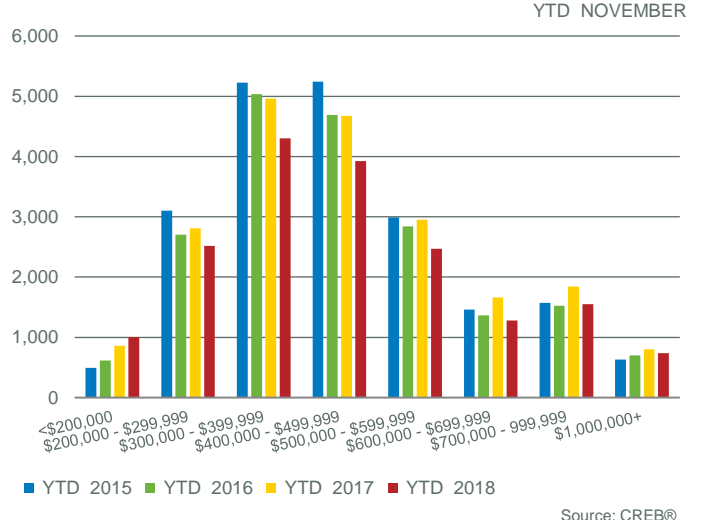


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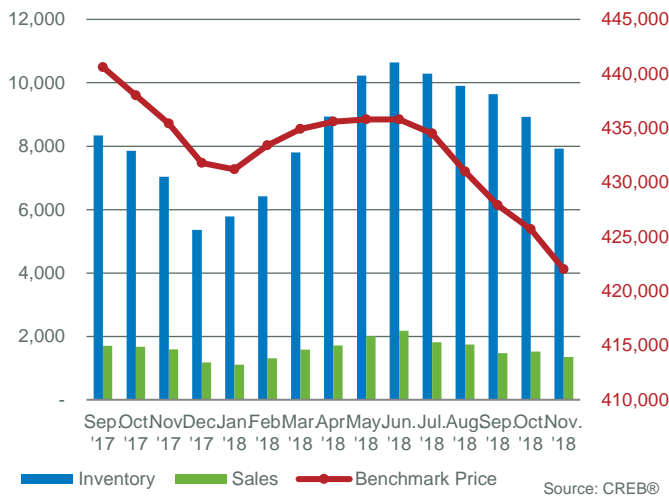
CALGARY CMA TOTAL SALES



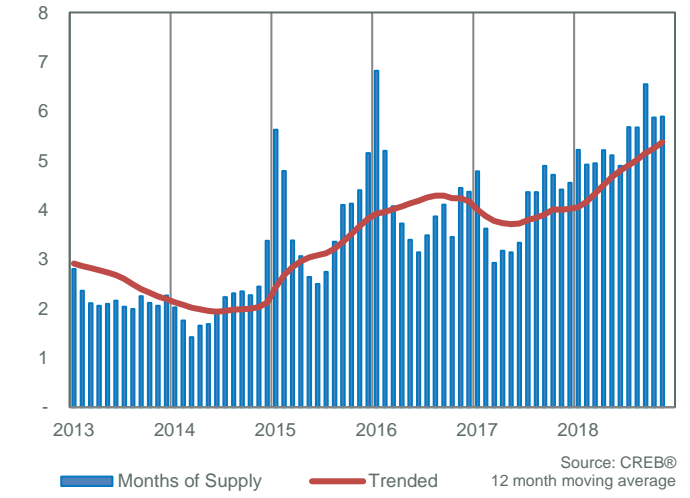
CALGARY CMA TOTAL SALES BY PRICE RANGE



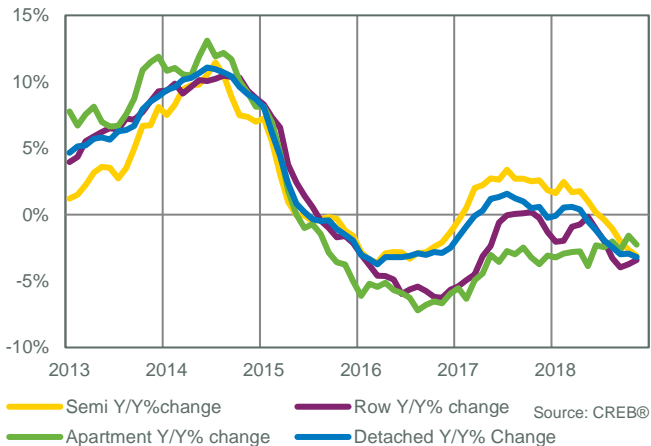
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



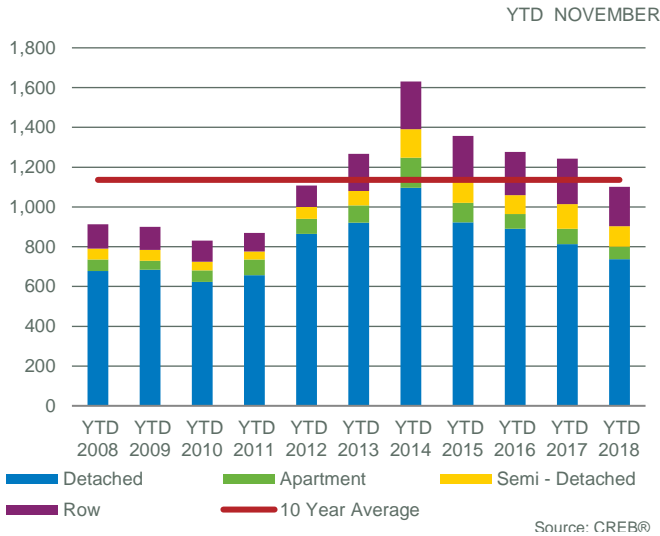
CALGARY CMA PRICE CHANGE



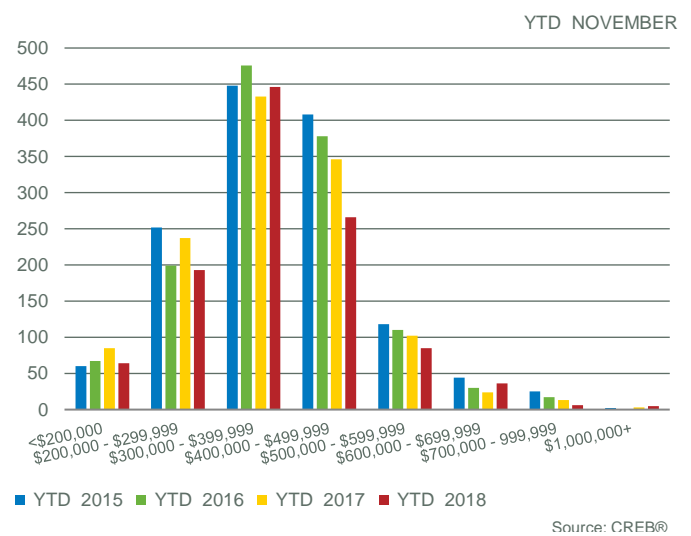
CALGARY CMA PRICES



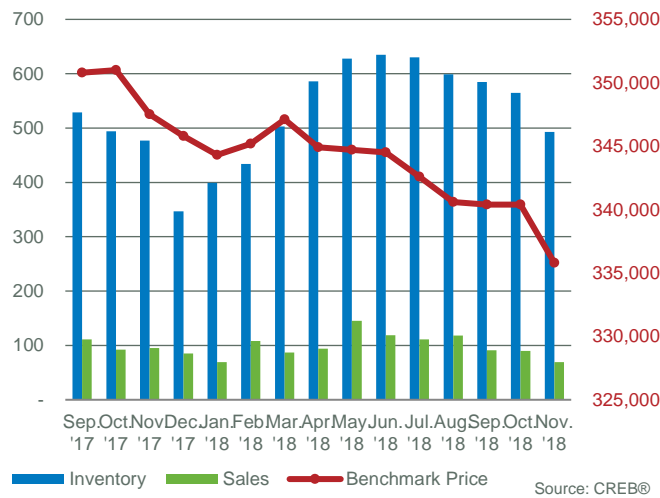
AIRDRIE TOTAL SALES



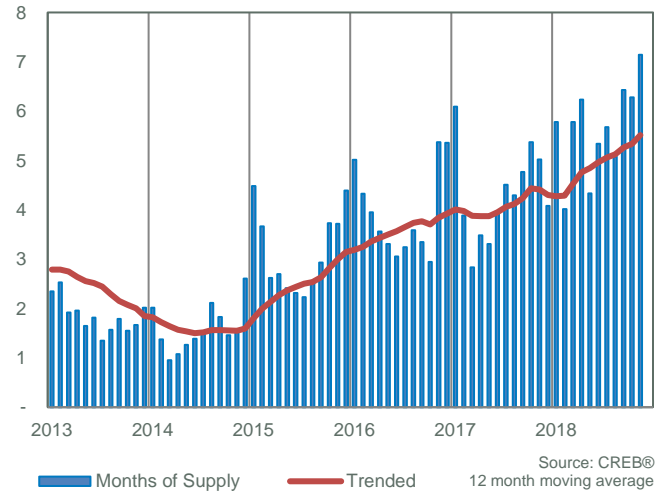
AIRDRIE TOTAL SALES BY PRICE RANGE



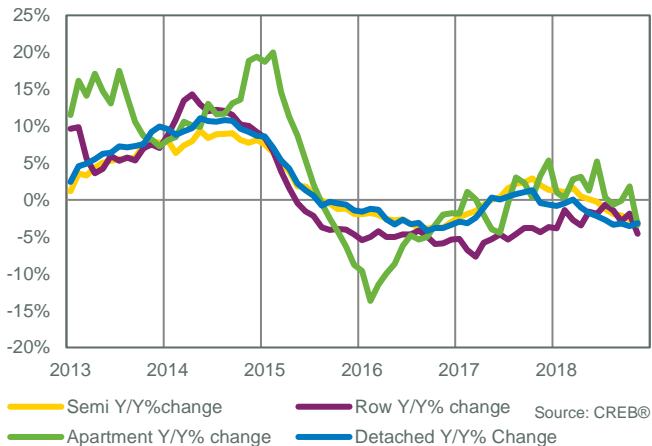
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



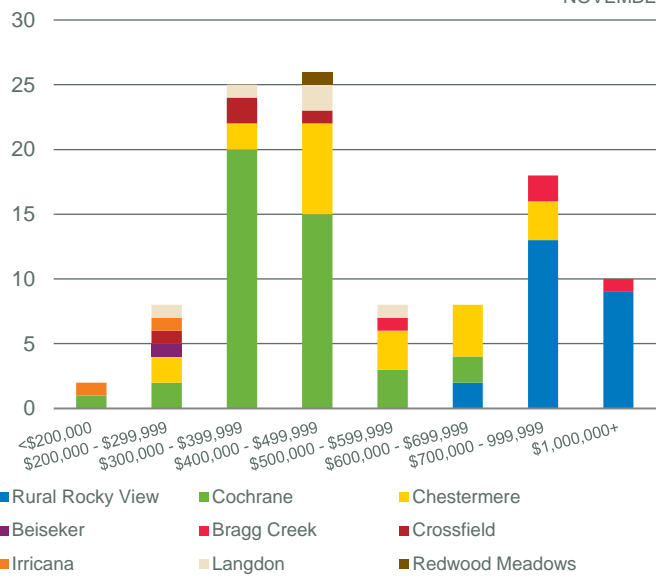
AIRDRIE PRICES



November 2018	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	106	207	51.21%	933	8.80	538,000	618,671	463,320	100%
Rural Rocky View	24	50	48.00%	329	13.71	912,900	1,191,053	956,500	23%
Beiseker	1	3	33.33%	12	12.00	-	299,000	299,000	1%
Bragg Creek	4	3	133.33%	13	3.25	-	864,163	845,000	4%
Chestermere	21	38	55.26%	153	7.29	484,100	514,686	495,000	20%
Cochrane	43	88	48.86%	306	7.12	420,000	401,382	398,900	41%
Crossfield	4	16	25.00%	55	13.75	-	347,125	340,250	4%
Irricana	2	1	200.00%	6	3.00	-	179,429	179,429	2%
Langdon	5	7	71.43%	37	7.40	-	397,600	409,000	5%
Redwood Meadows	1	0	-	12	12.00	-	475,000	475,000	1%
Other	1	1	100.00%	10	10.00	-	960,000	960,000	1%

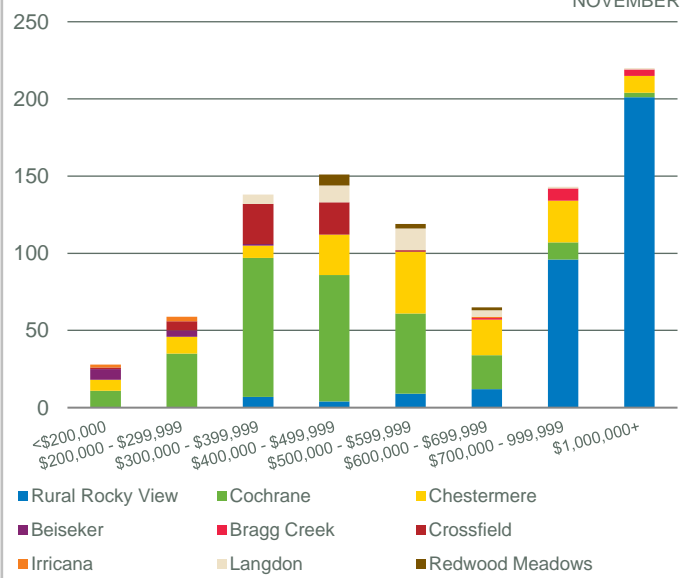
SALES BY PRICE RANGE

NOVEMBER



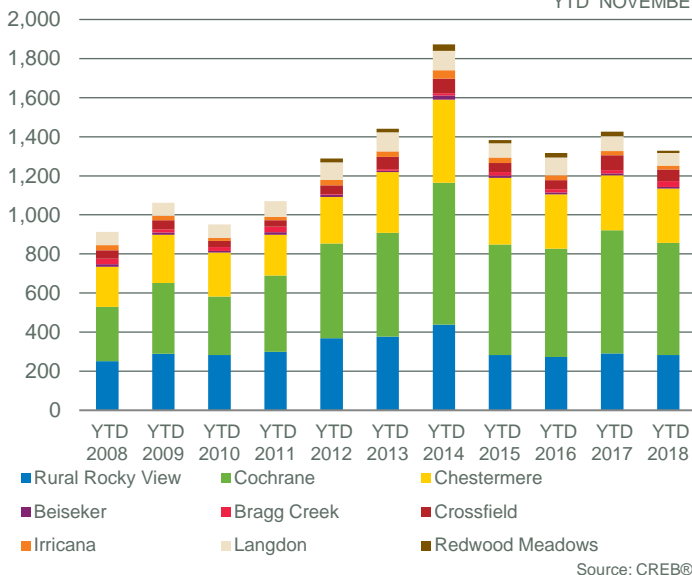
INVENTORY BY PRICE RANGE

NOVEMBER



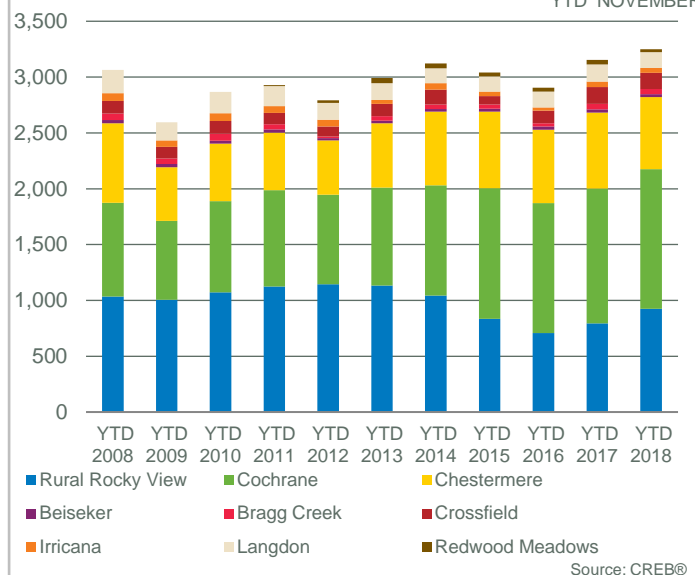
ROCKY VIEW SALES: YEAR-TO-DATE

YTD NOVEMBER

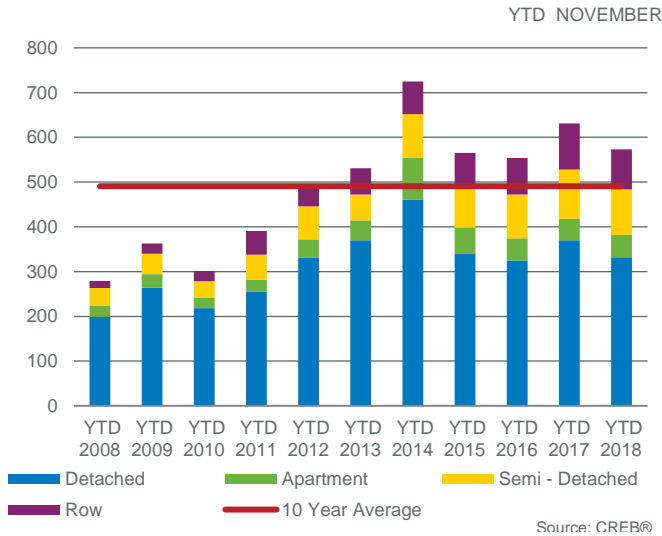


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

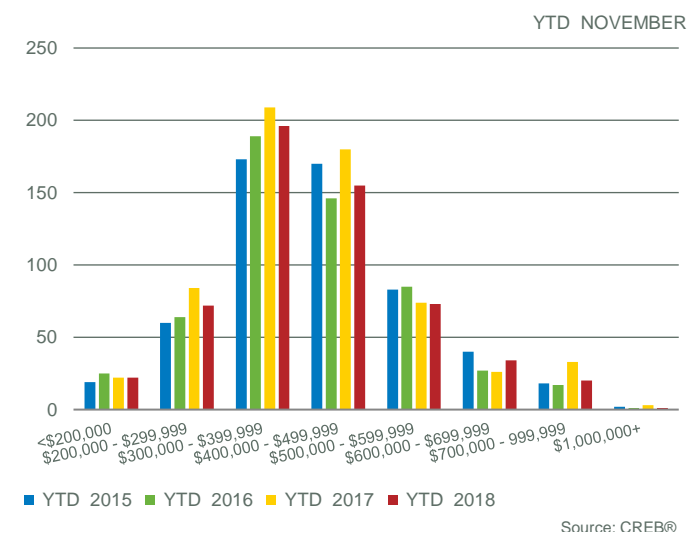
YTD NOVEMBER



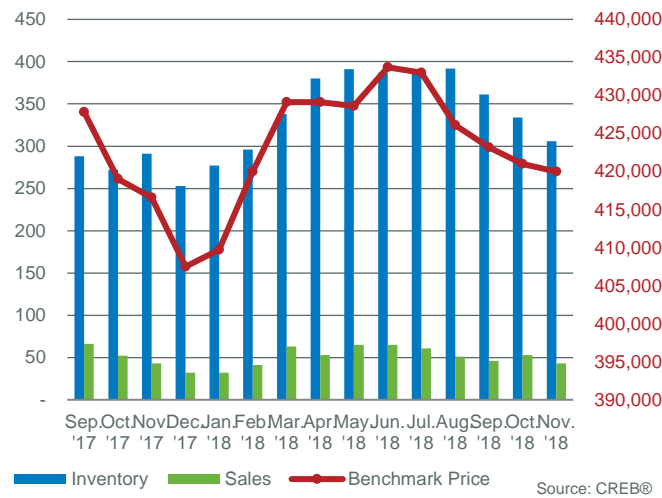
COCHRANE TOTAL SALES



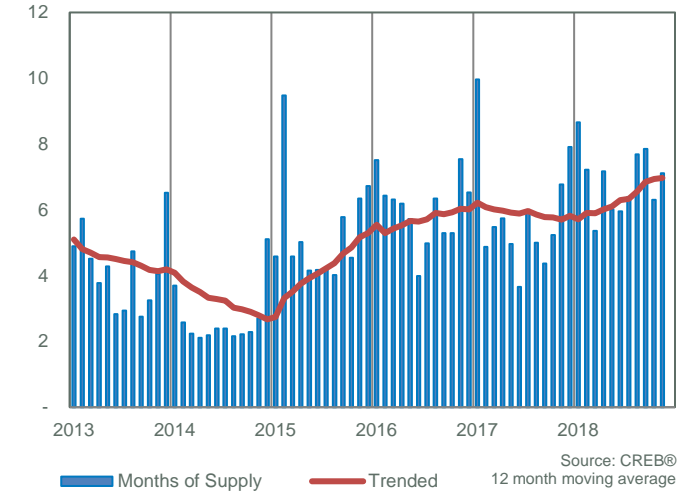
COCHRANE TOTAL SALES BY PRICE RANGE



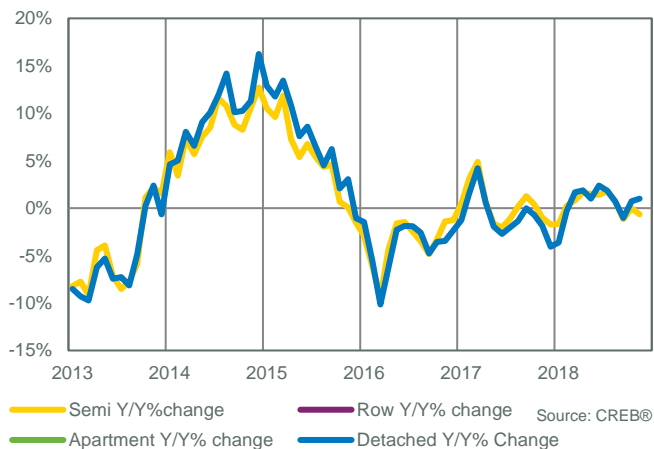
COCHRANE INVENTORY AND SALES



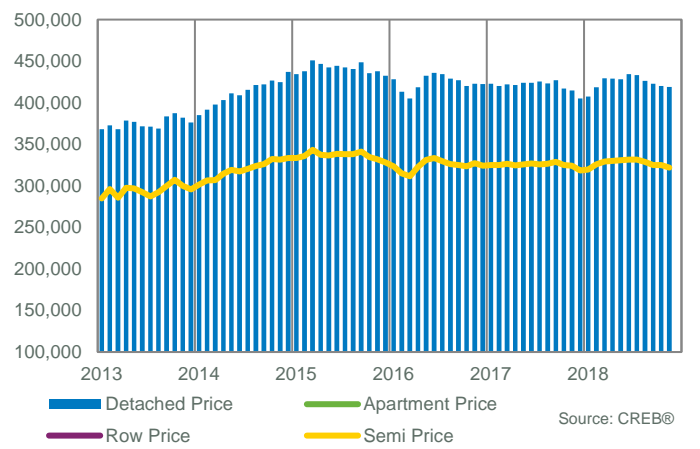
COCHRANE MONTHS OF INVENTORY



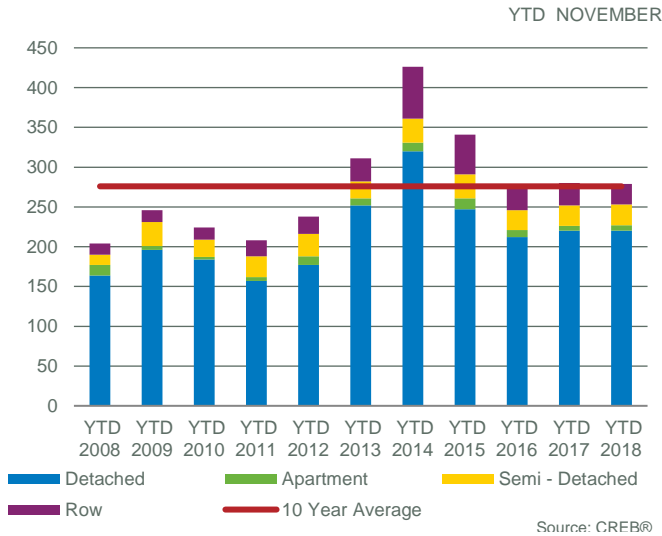
COCHRANE PRICE CHANGE



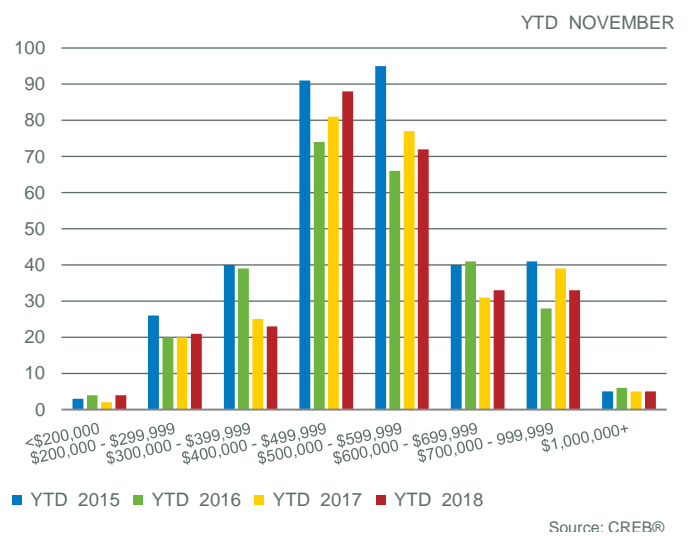
COCHRANE PRICES



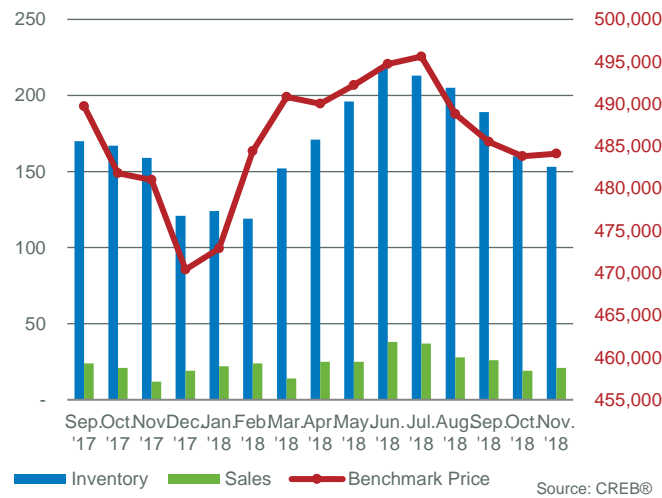
CHESTERMERE TOTAL SALES



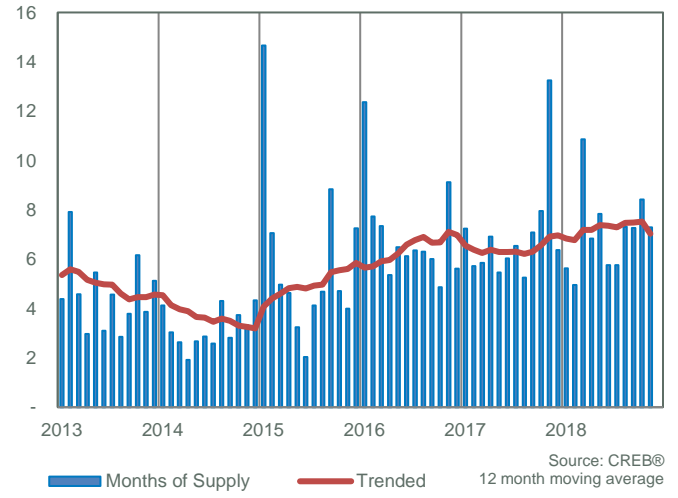
CHESTERMERE TOTAL SALES BY PRICE RANGE



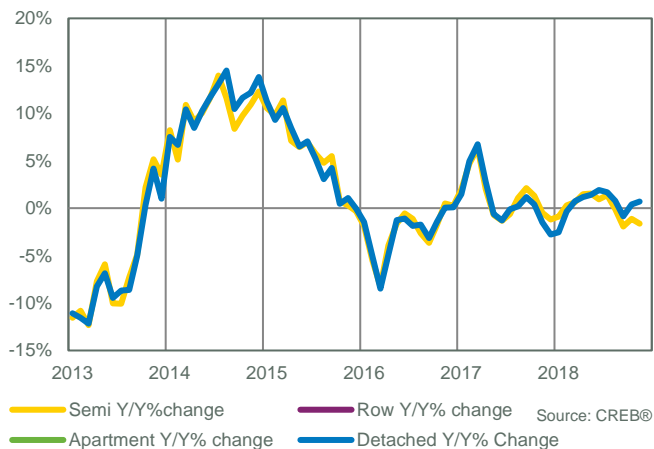
CHESTERMERE INVENTORY AND SALES



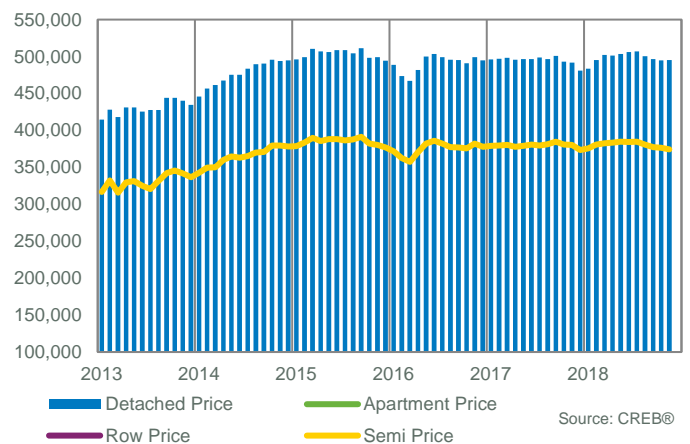
CHESTERMERE MONTHS OF INVENTORY



CHESTERMERE PRICE CHANGE

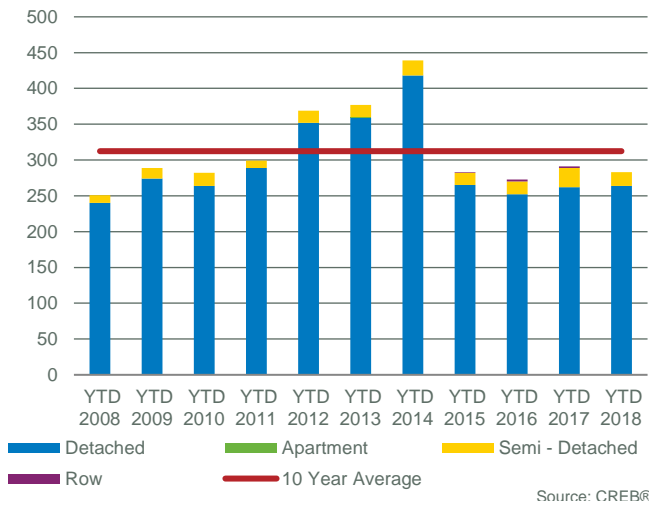


CHESTERMERE PRICES



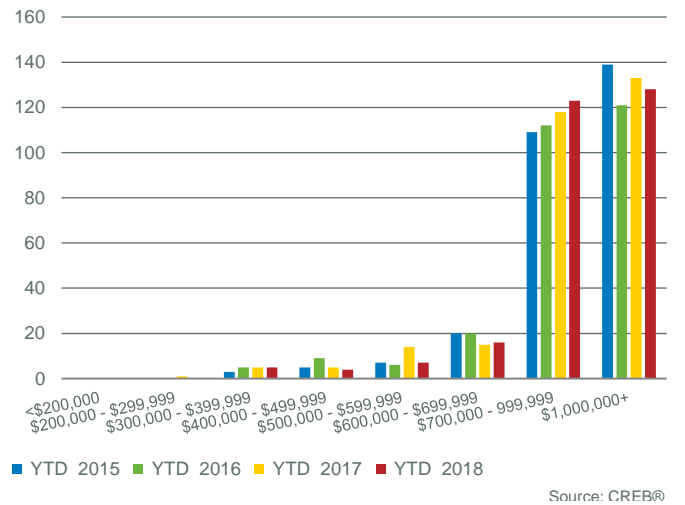
RURAL ROCKY VIEW TOTAL SALES

YTD NOVEMBER

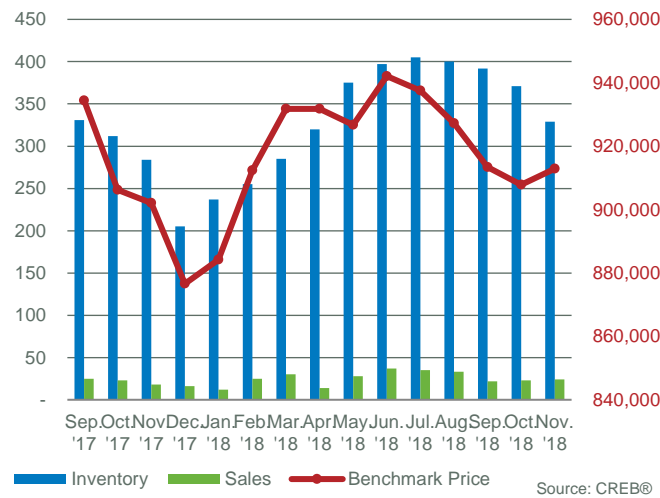


RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE

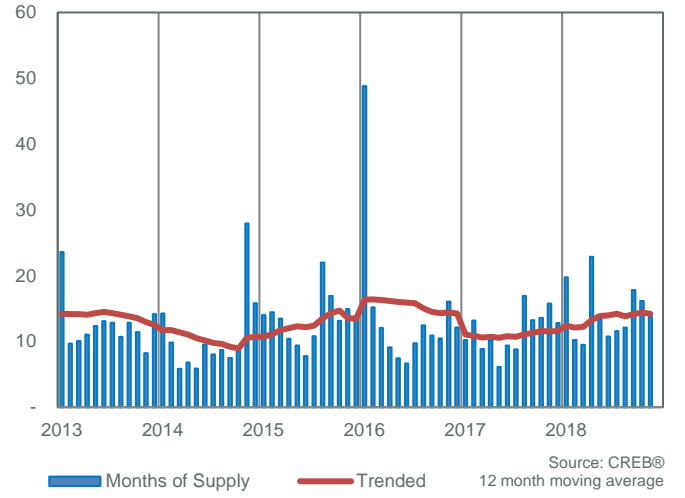
YTD NOVEMBER



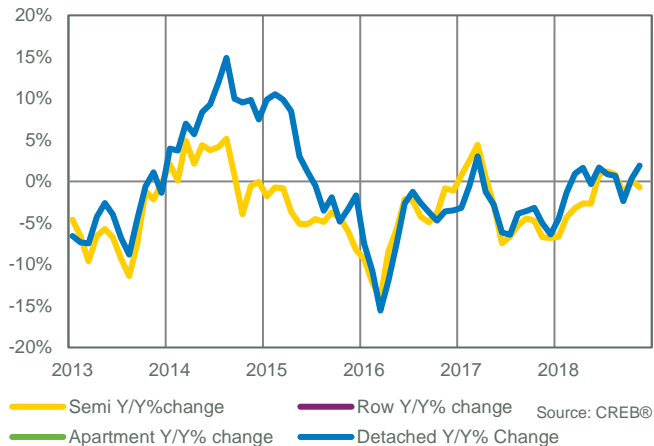
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



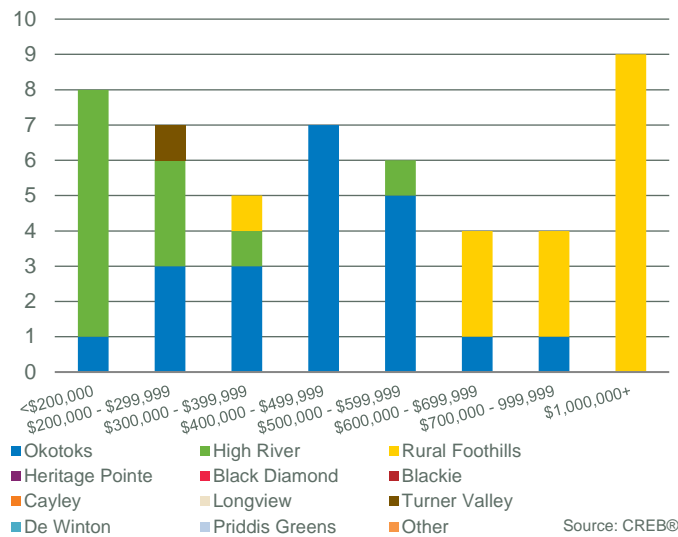
RURAL ROCKY VIEW PRICES



November 2018	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	50	121	41.32%	674	13.48	382,400	643,618	453,250	100%
Rural Foothills	16	22	72.73%	196	12.25	469,700	1,259,113	1,166,200	32%
Black Diamond	0	3	0.00%	22	-	-	-	-	0%
Blackie	0	0	-	1	-	-	-	-	0%
Cayley	0	0	-	3	-	-	-	-	0%
De Winton	0	1	0.00%	2	-	-	-	-	0%
Heritage Pointe	0	2	0.00%	30	-	-	-	-	0%
High River	12	26	46.15%	112	9.33	346,000	228,358	190,250	24%
Okotoks	21	60	35.00%	227	10.81	422,100	429,752	423,000	42%
Turner Valley	1	4	25.00%	25	25.00	298,500	270,000	270,000	2%
Priddis Greens	0	1	0.00%	13	-	-	-	-	0%
Longview	0	2	0.00%	2	-	-	-	-	0%
Other	0	2	0.00%	3	-	-	-	-	0%

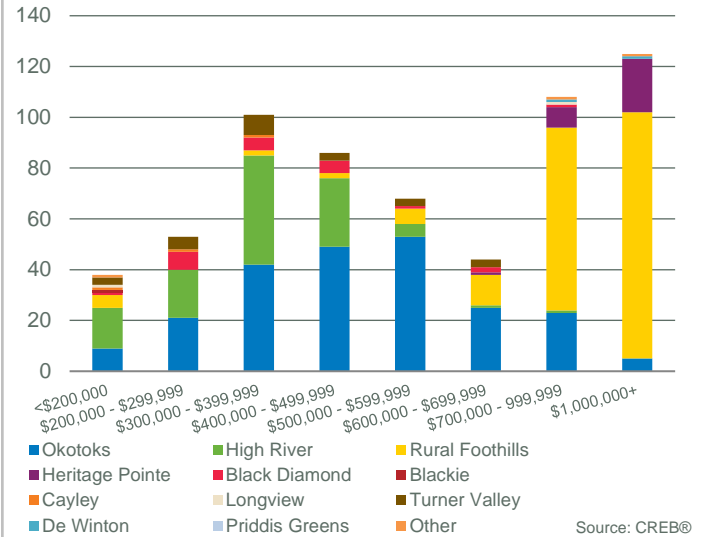
SALES BY PRICE RANGE

NOVEMBER



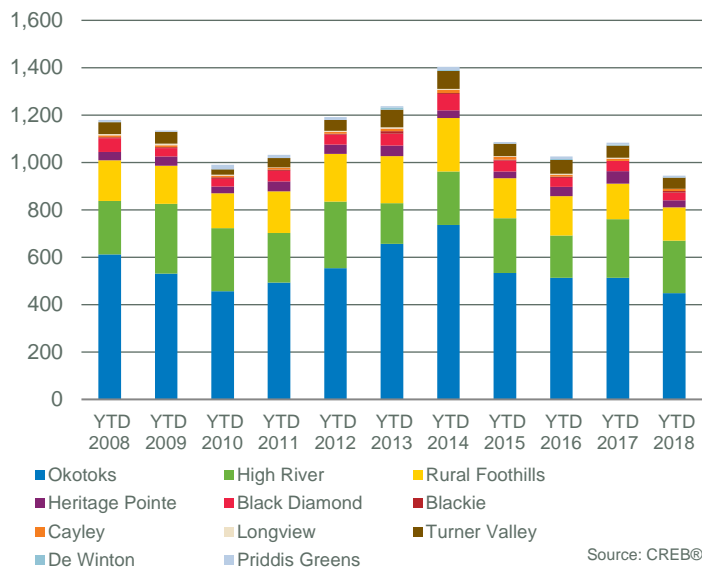
INVENTORY BY PRICE RANGE

NOVEMBER



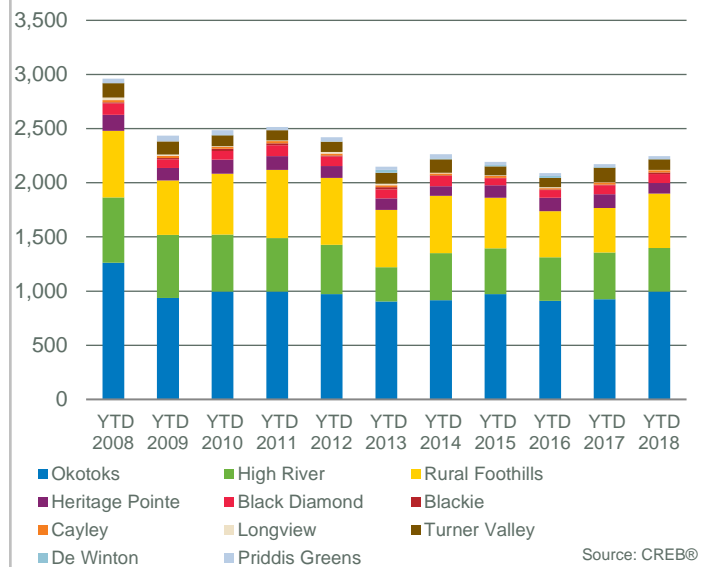
FOOTHILLS SALES: YEAR-TO-DATE

YTD NOVEMBER



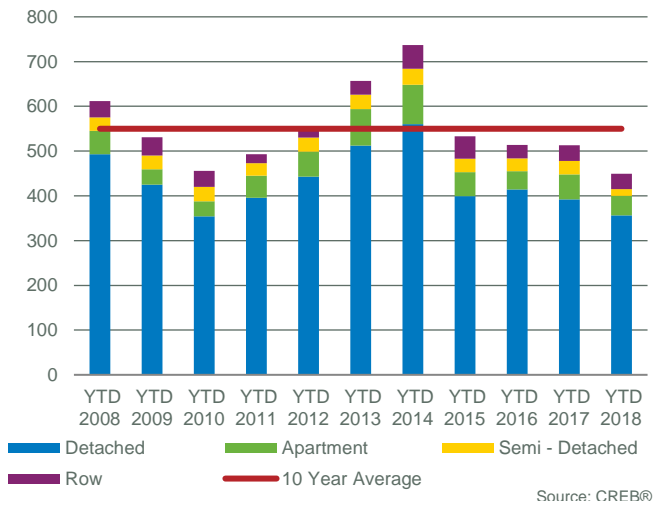
FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER



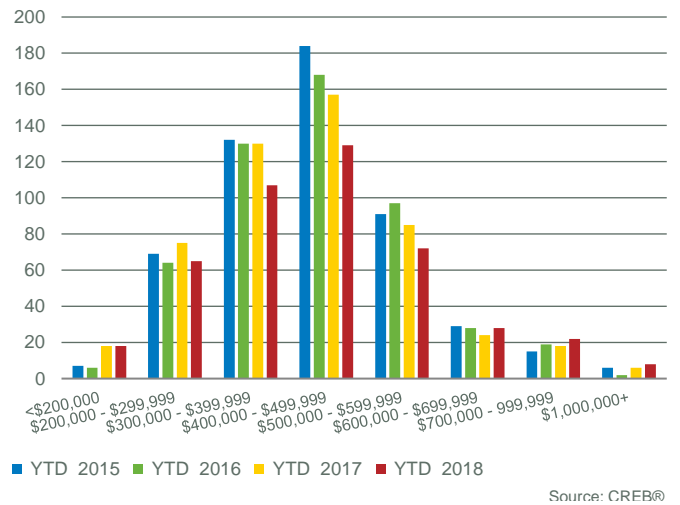
OKOTOKS TOTAL SALES

YTD NOVEMBER

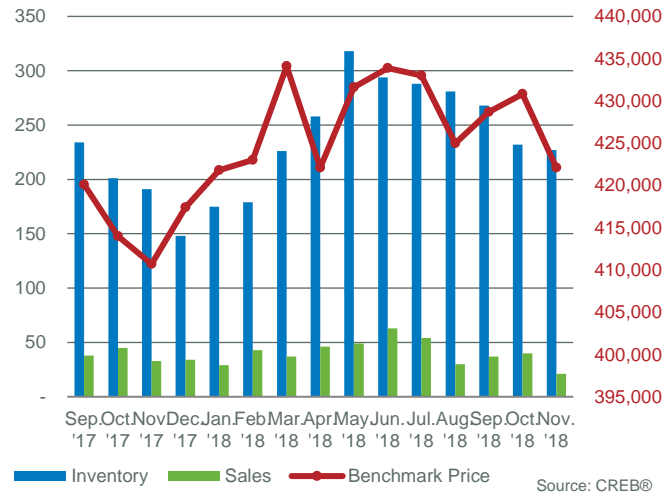


OKOTOKS TOTAL SALES BY PRICE RANGE

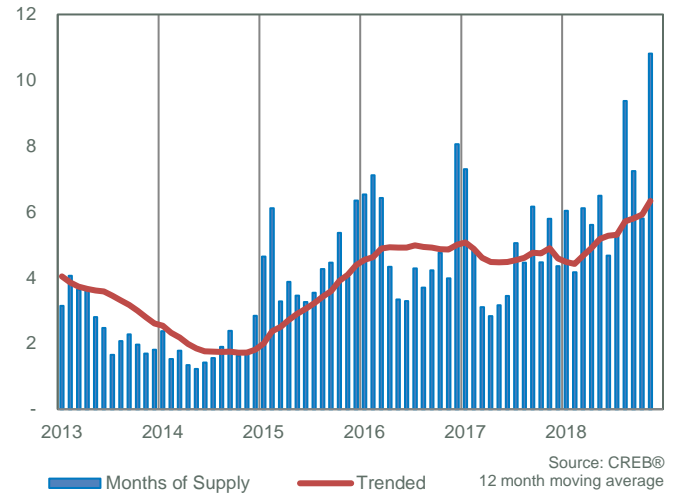
YTD NOVEMBER



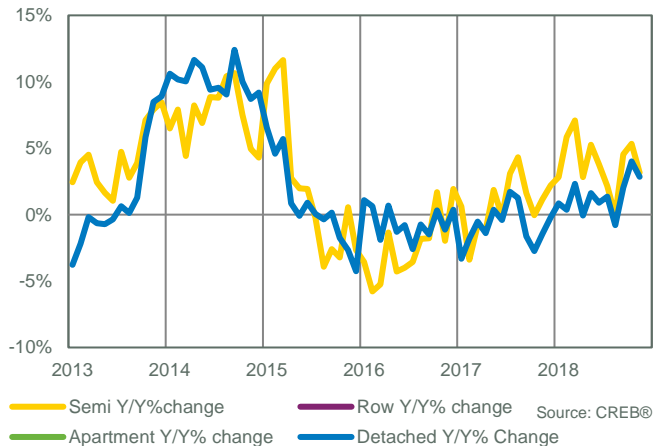
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



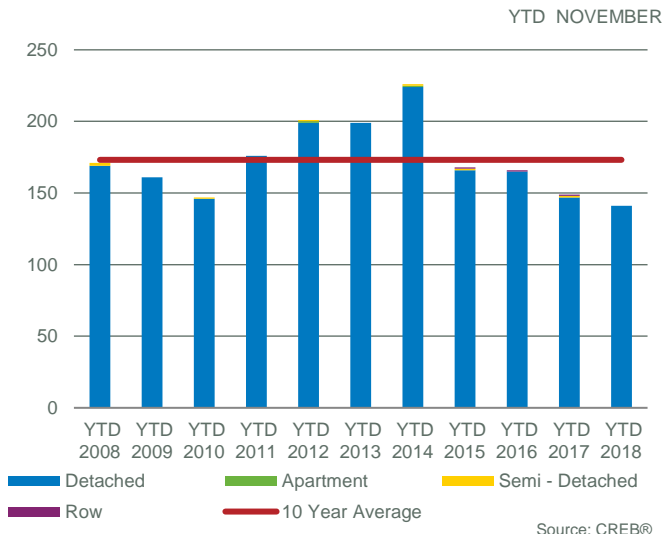
OKOTOKS PRICE CHANGE



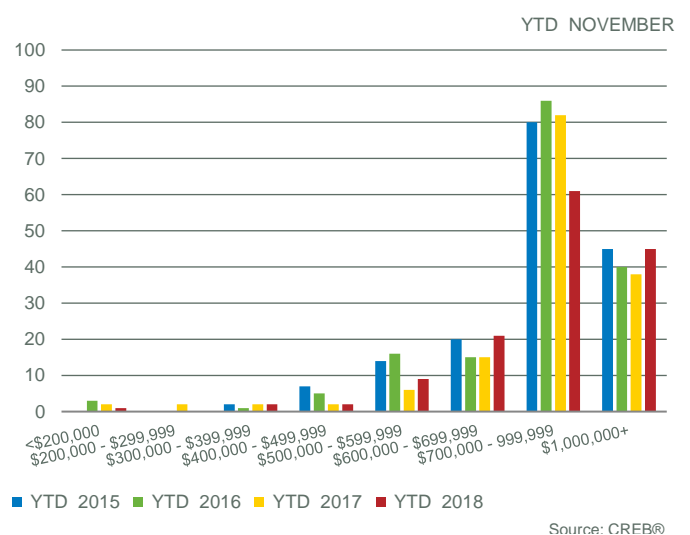
OKOTOKS PRICES



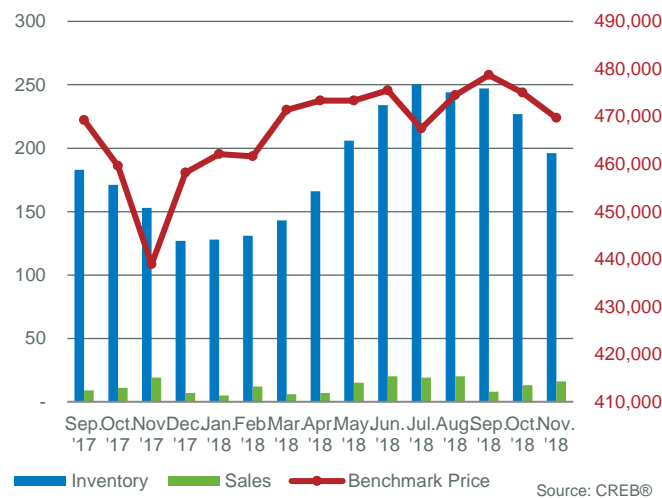
RURAL FoothILLS TOTAL SALES



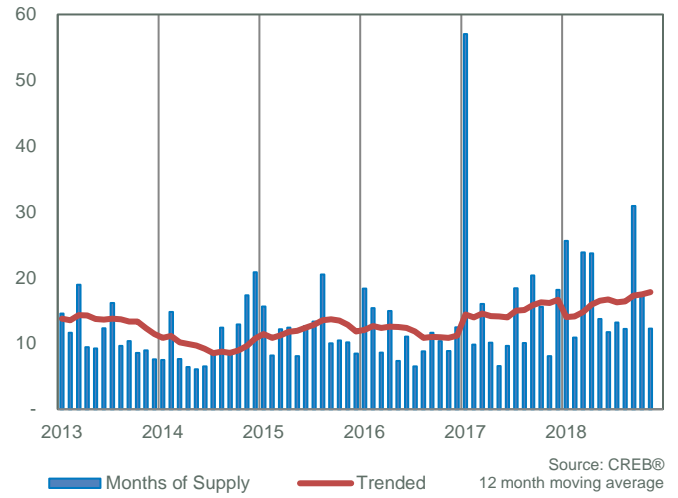
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



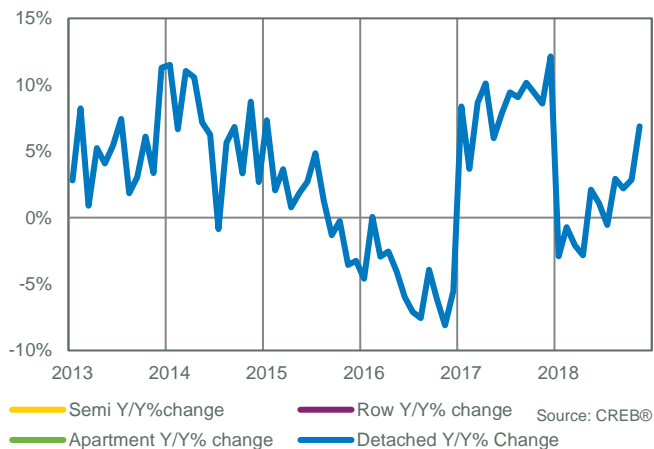
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



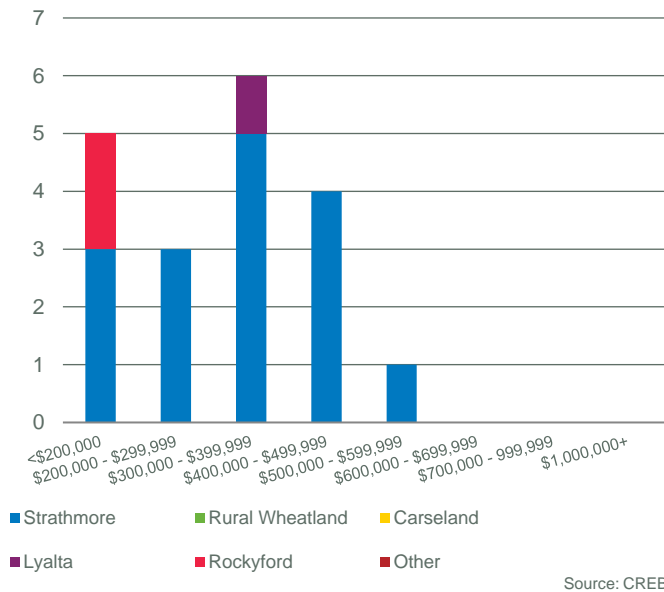
Nov. 18

November 2018	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*	19	49	38.78%	221	11.63	232,100	304,480	319,000	100%
Rural Wheatland*	0	11	0.00%	39	-	232,100	-	-	0%
Carseland*	0	0	-	5	-	-	-	-	0%
Lyalta*	1	3	33.33%	10	10.00	-	385,000	385,000	5%
Rockyford*	2	1	200.00%	5	2.50	-	100,000	100,000	11%
Strathmore	16	33	48.48%	144	9.00	391,400	325,008	324,250	84%
Gleichen	0	0	-	1	-	-	-	-	0%
Other*	0	1	0.00%	18	-	-	-	-	0%

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

SALES BY PRICE RANGE

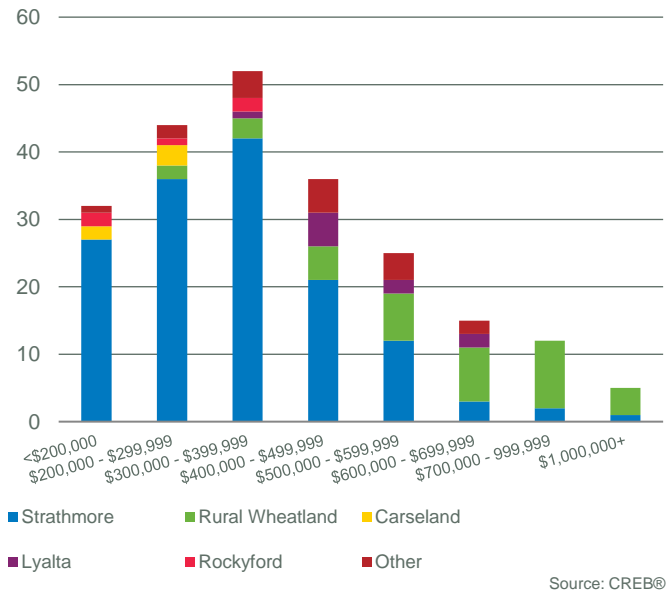
NOVEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

NOVEMBER



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

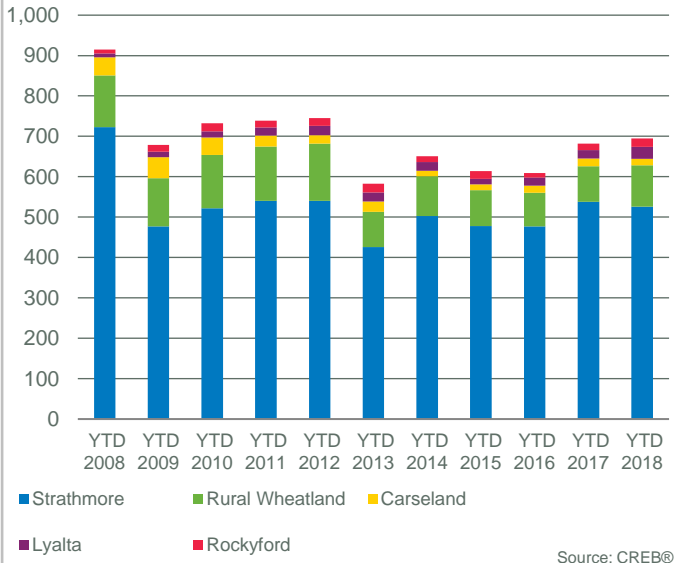
YTD NOVEMBER



Source: CREB®

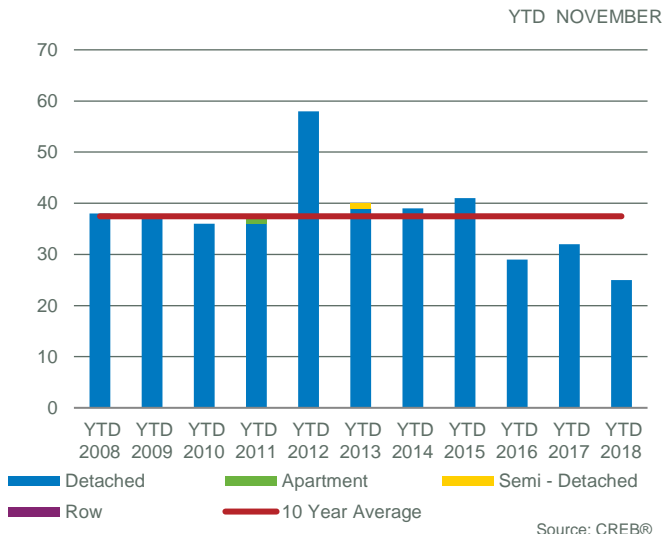
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER

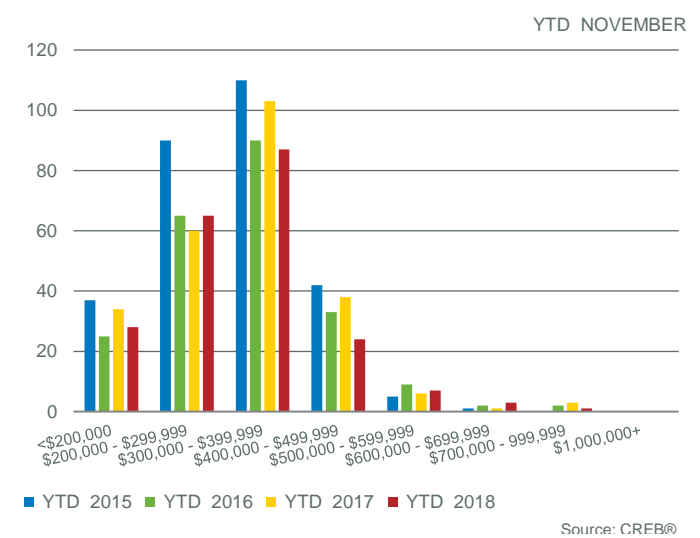


Source: CREB®

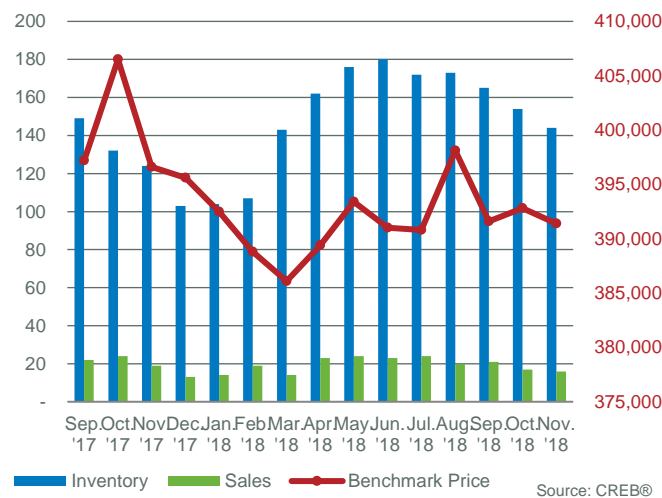
STRATHMORE TOTAL SALES



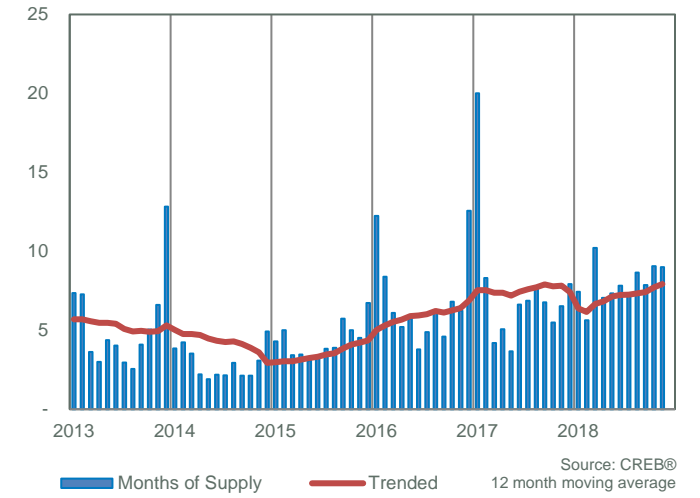
STRATHMORE TOTAL SALES BY PRICE RANGE



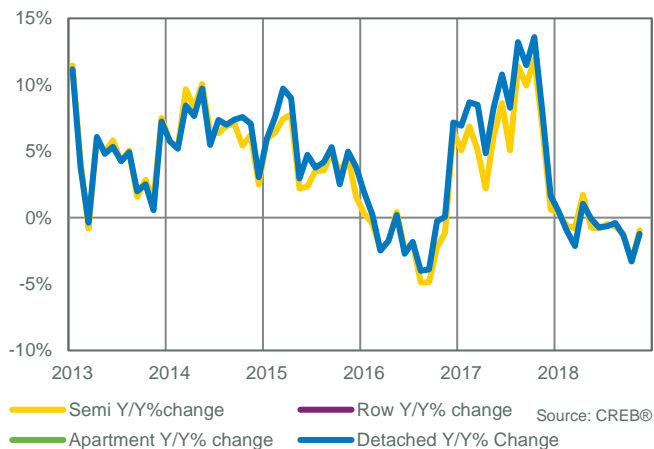
STRATHMORE INVENTORY AND SALES



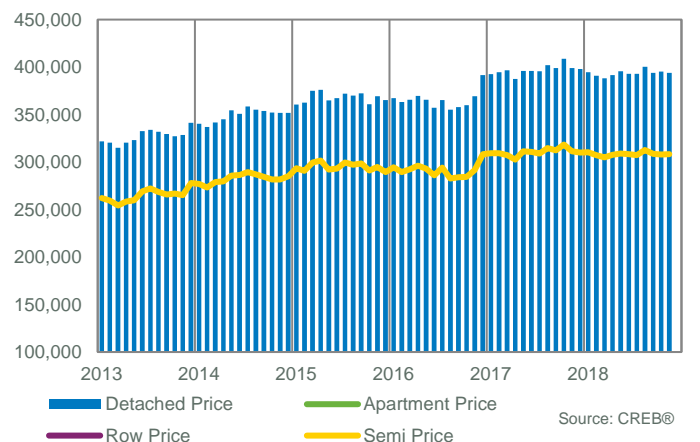
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES



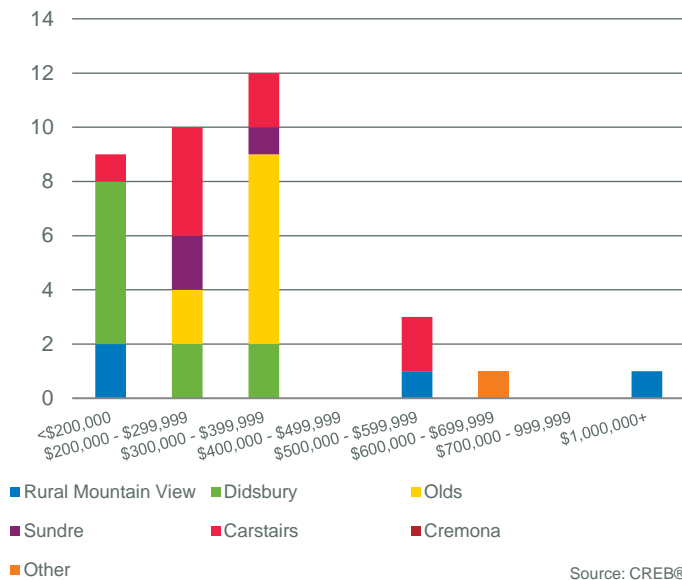
Nov. 18

November 2018	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*	36	57	63.16%	361	10.03	302,600	322,897	283,500	100%
Rural Mountain View*	4	7	57.14%	81	20.25	248,600	497,000	354,000	11%
Carstairs	9	16	56.25%	73	8.11	315,600	325,611	268,000	25%
Cremona	0	3	0.00%	5	-	-	-	-	0%
Didsbury	10	9	111.11%	54	5.40	294,700	217,630	192,150	28%
Olds*	9	16	56.25%	100	11.11	335,200	338,611	364,000	25%
Sundre*	3	5	60.00%	41	13.67	268,100	277,333	273,000	8%
Other*	1	1	100.00%	7	7.00	-	650,000	650,000	3%

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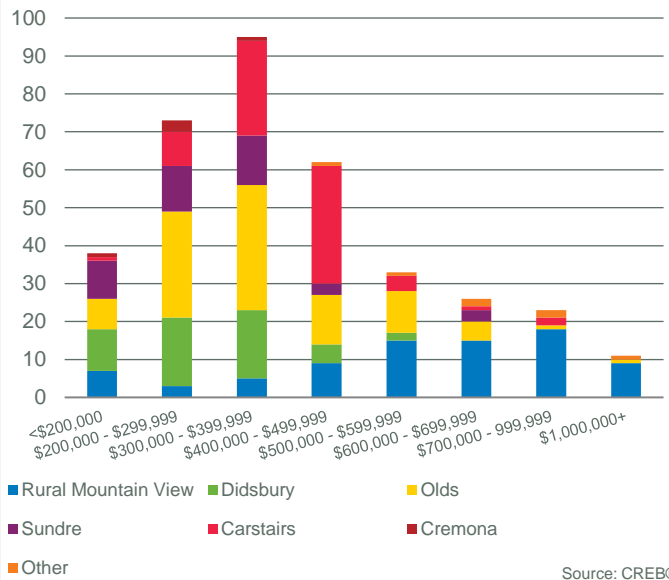
SALES BY PRICE RANGE

NOVEMBER



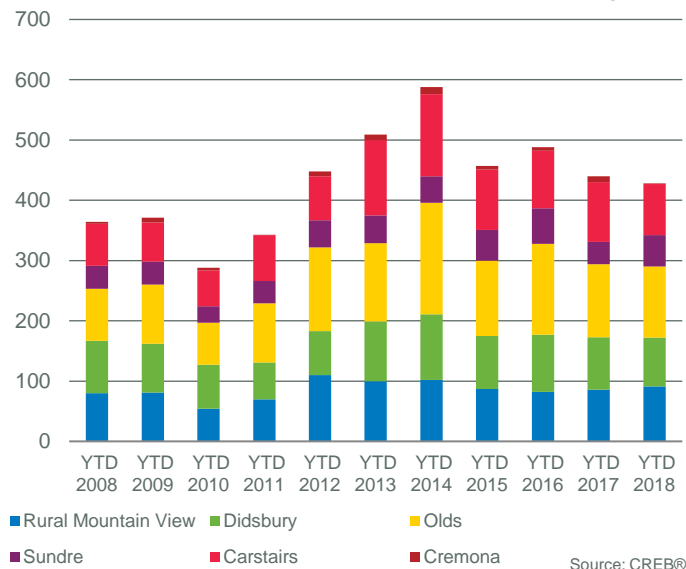
INVENTORY BY PRICE RANGE

NOVEMBER



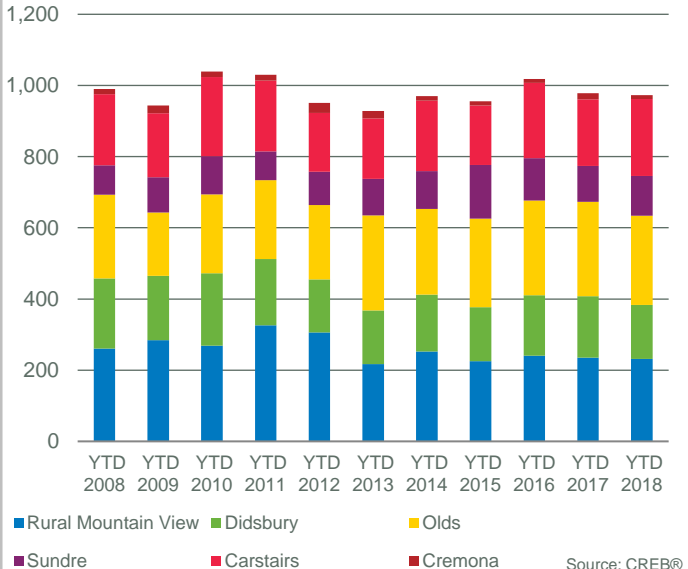
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD NOVEMBER



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER

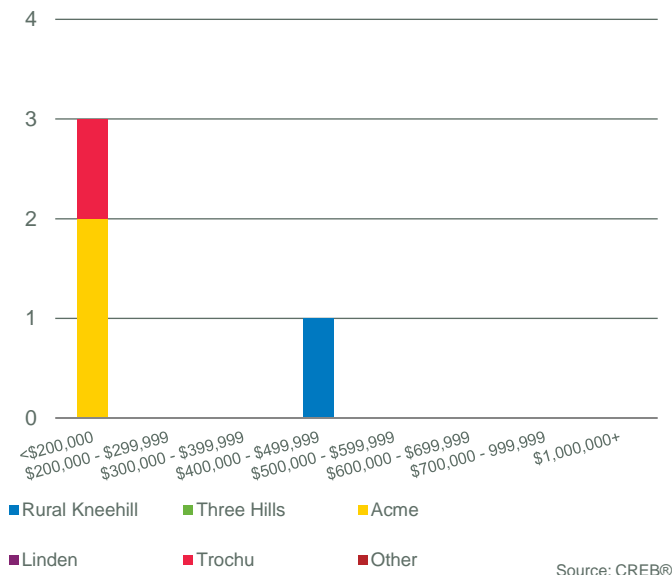


November 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	4	12	33.33%	93	23.25	-	168,000	77,500	100%
Rural Kneehill*	1	2	50.00%	11	11.00	-	462,000	462,000	25%
Acme*	2	2	100.00%	11	5.50	-	65,000	65,000	50%
Linden*	0	0	-	4	-	-	-	-	0%
Three Hills*	0	3	0.00%	33	-	-	-	-	0%
Torrington*	0	1	0.00%	1	-	-	-	-	0%
Trochu*	1	3	33.33%	26	26.00	-	80,000	80,000	25%
Other*	0	1	0.00%	8	-	-	-	-	0%

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SALES BY PRICE RANGE

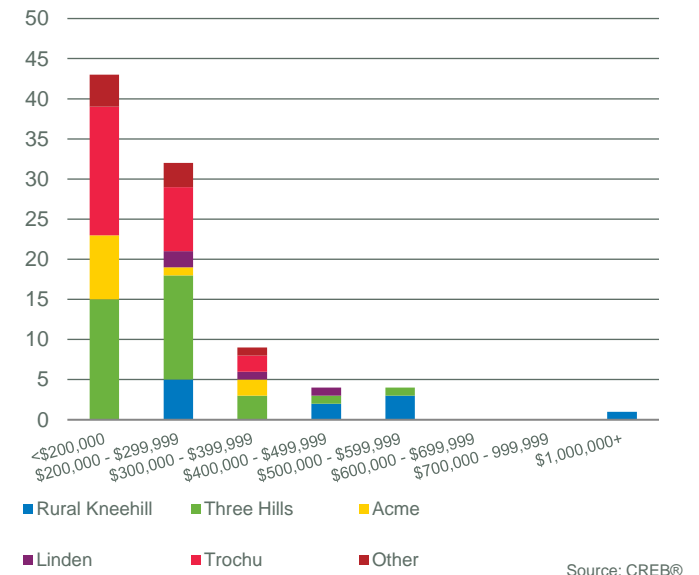
NOVEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

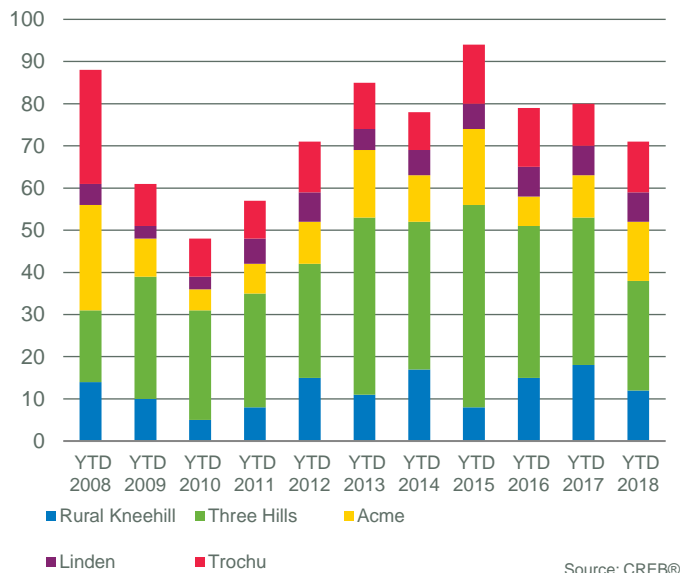
NOVEMBER



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

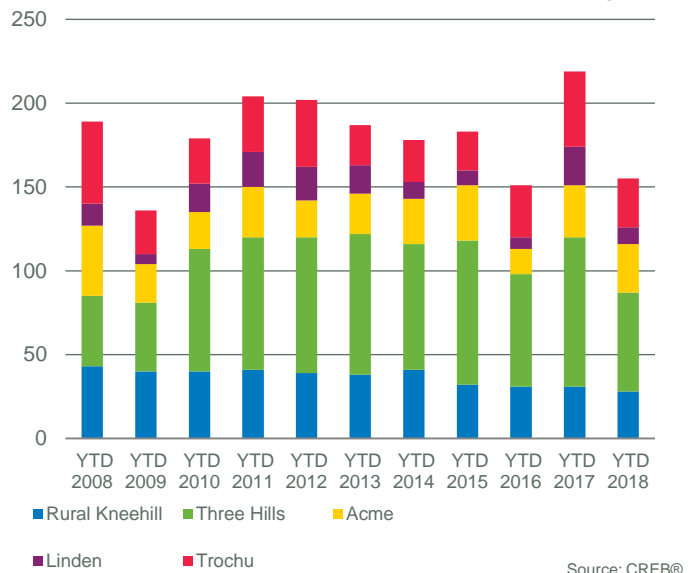
YTD NOVEMBER



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER



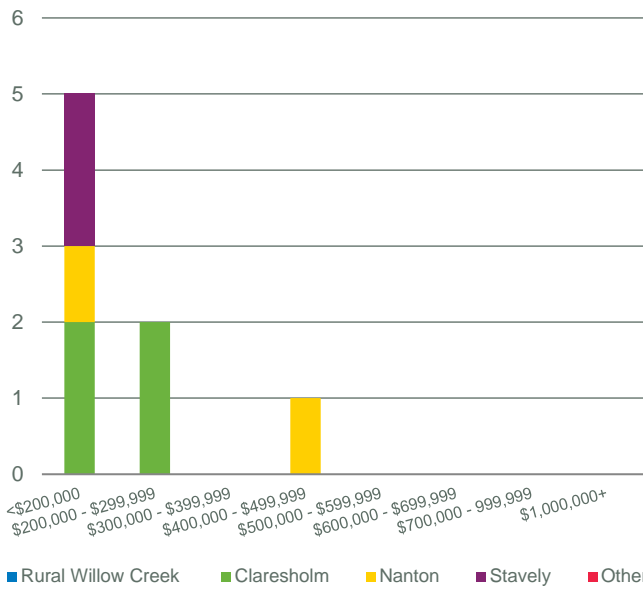
Source: CREB®

November 2018	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	19	42.11%	102	12.75	-	197,438	162,500	100%
Rural Willow Creek*	0	2	0.00%	16	-	-	-	-	0%
Claresholm*	4	6	66.67%	34	8.50	-	203,125	206,250	50%
Nanton*	2	8	25.00%	34	17.00	-	284,000	284,000	25%
Stavely*	2	2	100.00%	14	7.00	-	99,500	99,500	25%
Other*	0	1	0.00%	4	-	-	-	-	0%

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

SALES BY PRICE RANGE

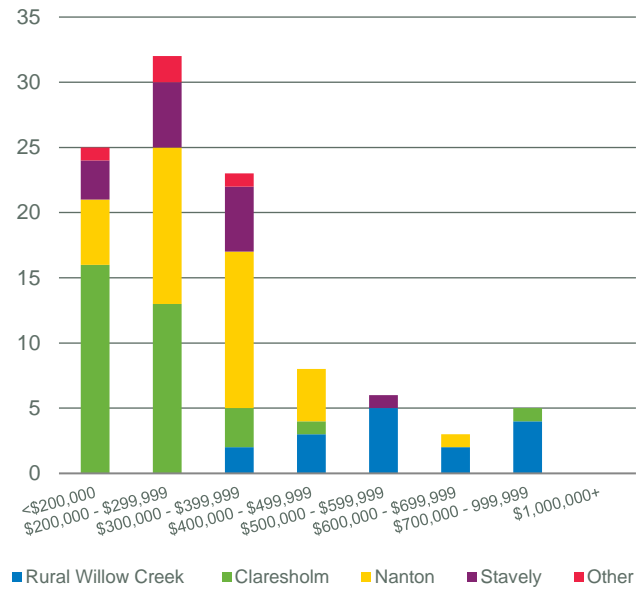
NOVEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

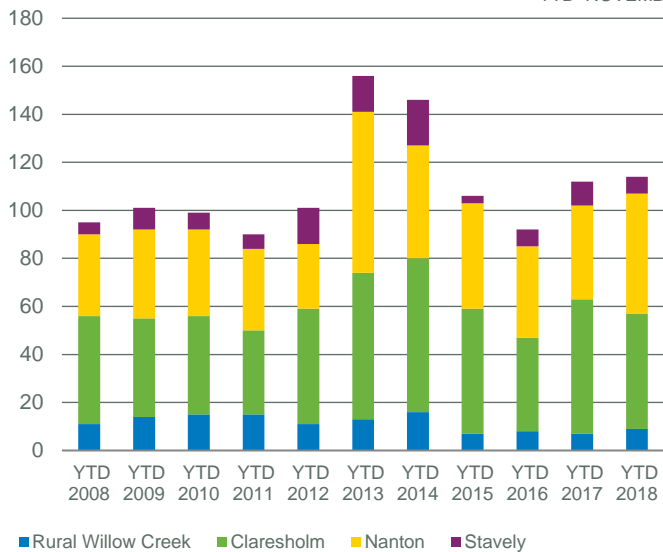
NOVEMBER



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

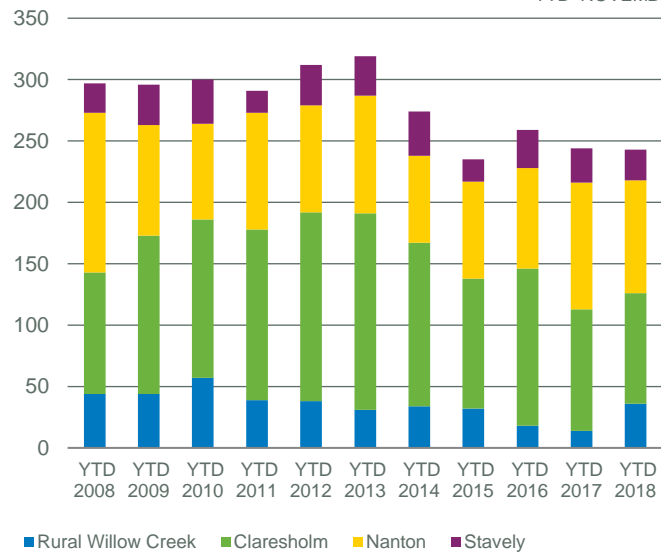
YTD NOVEMBER



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER



Source: CREB®

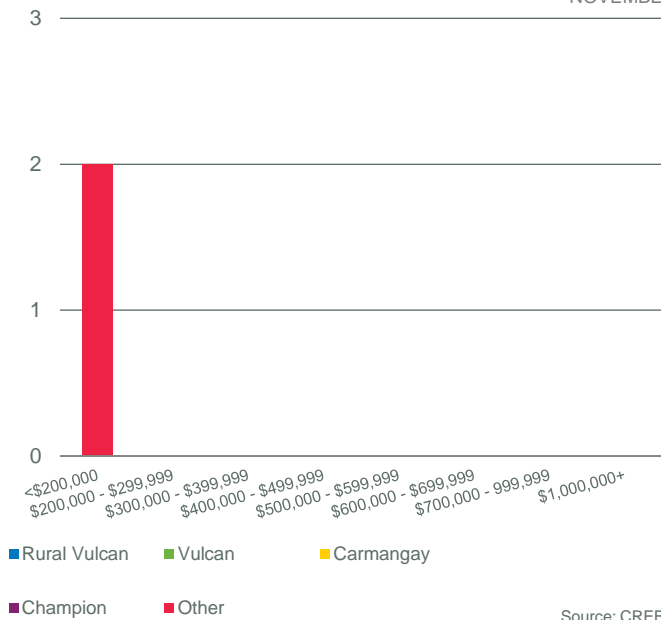
Nov. 18

November 2018	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*	2	9	22.22%	74	37.00	-	60,500	60,500	100%
Rural Vulcan*	0	1	0.00%	26	-	-	-	-	0%
Vulcan*	0	4	0.00%	30	-	-	-	-	0%
Carmangay*	0	0	-	3	-	-	-	-	0%
Champion*	0	1	0.00%	5	-	-	-	-	0%
Other*	2	3	66.67%	10	5.00	-	60,500	60,500	100%

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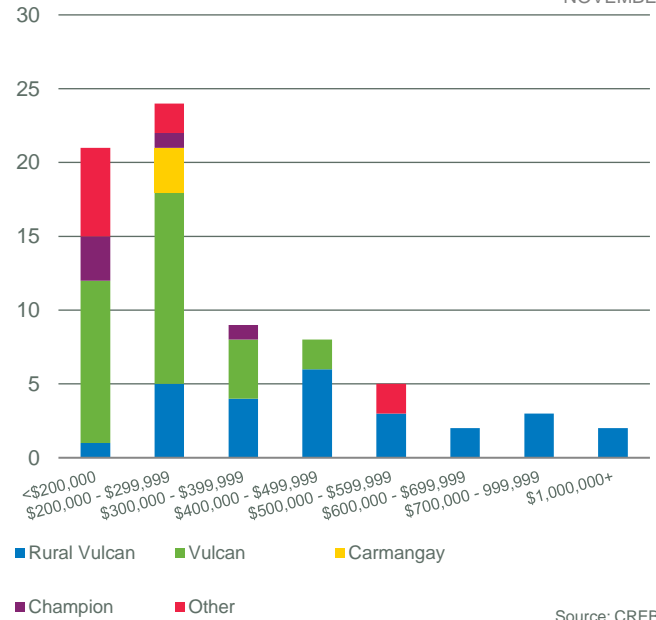
SALES BY PRICE RANGE

NOVEMBER



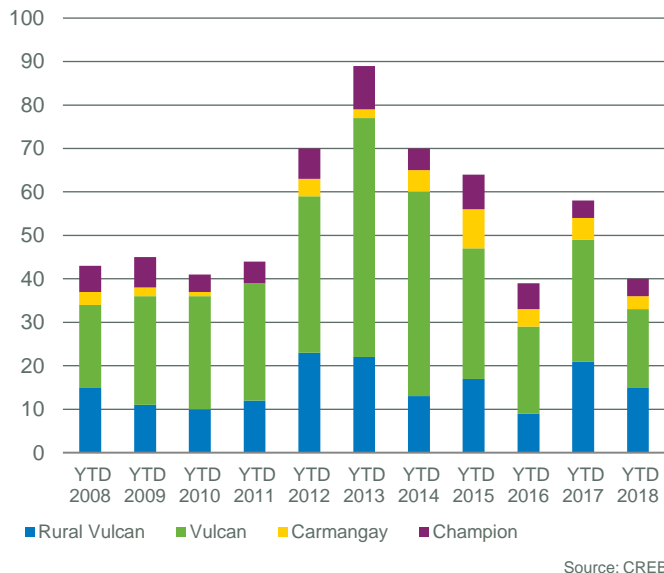
INVENTORY BY PRICE RANGE

NOVEMBER



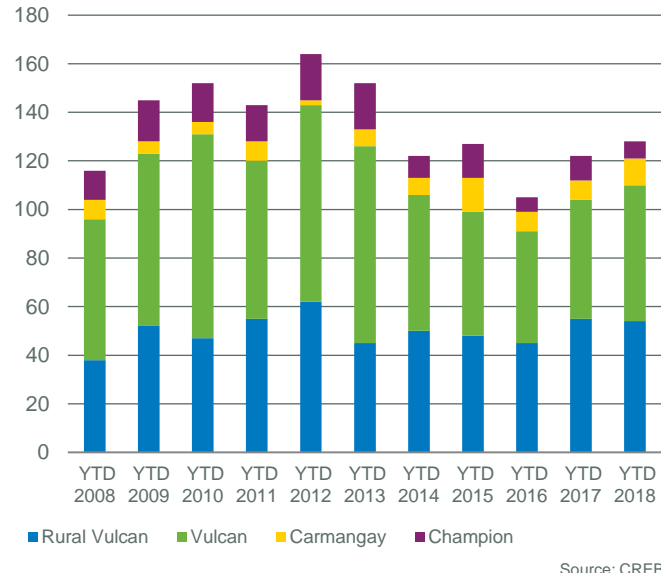
VULCAN SALES: YEAR-TO-DATE

YTD NOVEMBER



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER

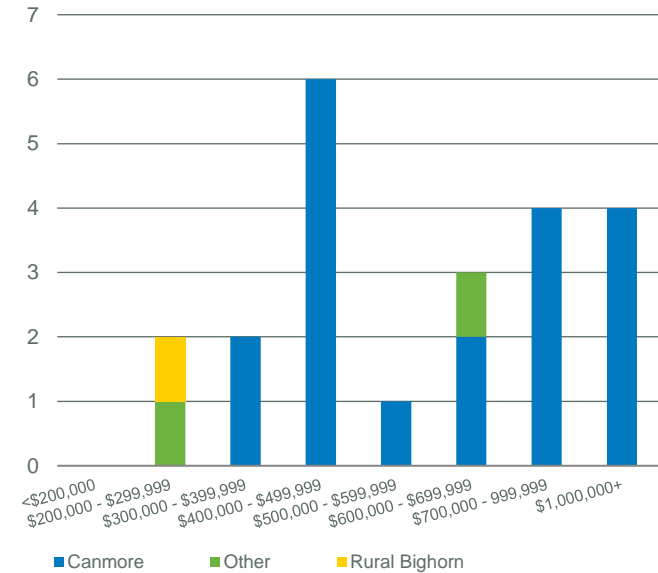


November 2018	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	22	26	84.62%	107	4.86	-	677,695	561,545	100%
Rural Bighorn*	1	0	-	4	4.00	-	274,900	274,900	5%
Canmore*	19	26	73.08%	95	5.00	-	722,863	615,090	86%
Other*	2	0	-	9	4.50	-	450,000	450,000	9%

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

SALES BY PRICE RANGE

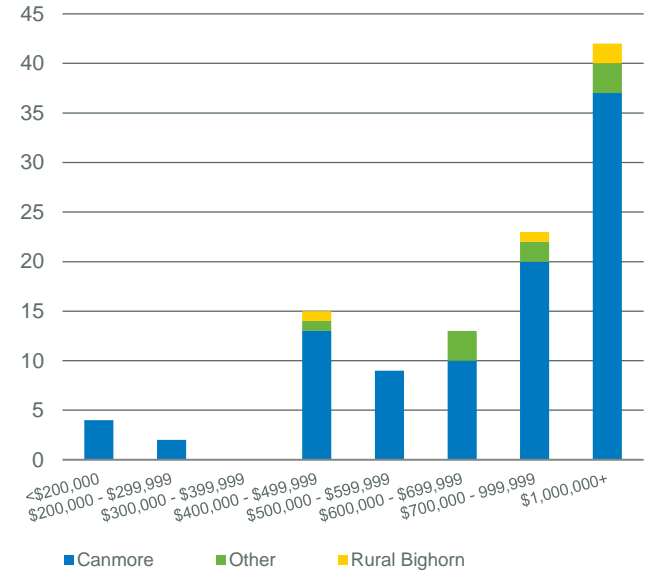
NOVEMBER



Source: CREB®

INVENTORY BY PRICE RANGE

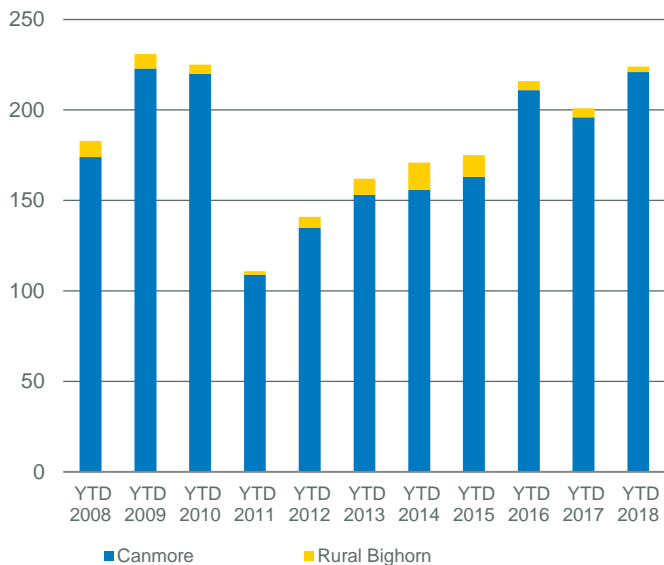
NOVEMBER



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

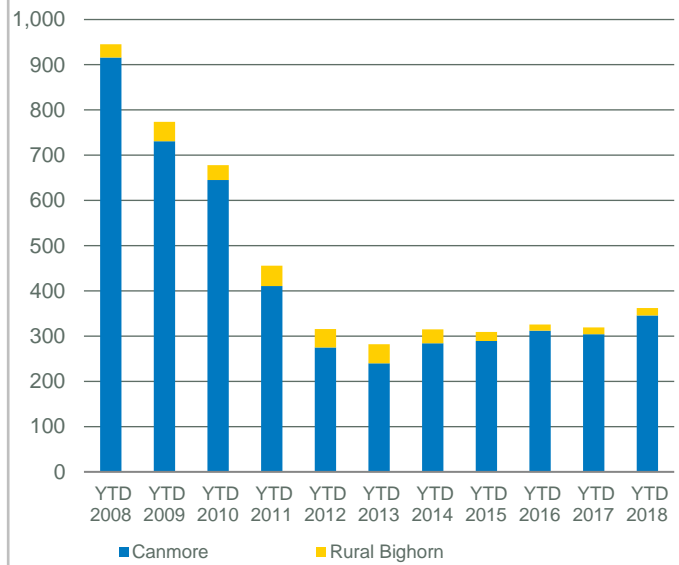
YTD NOVEMBER



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD NOVEMBER



Source: CREB®

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

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

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

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

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

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

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

WILLOW CREEK*
Rural Willow Creek County*
Claesholm*
 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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