



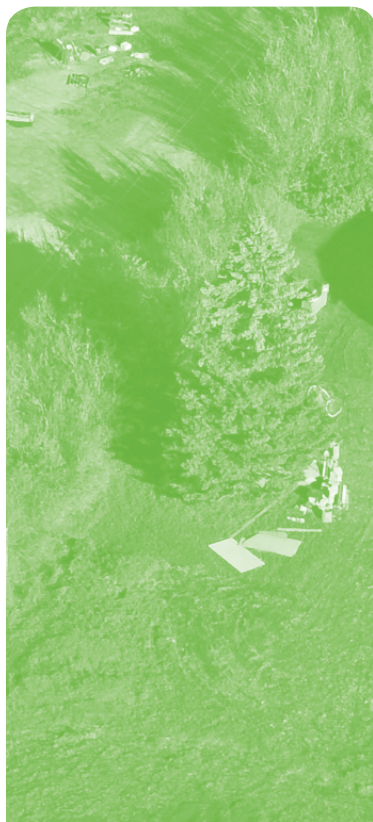
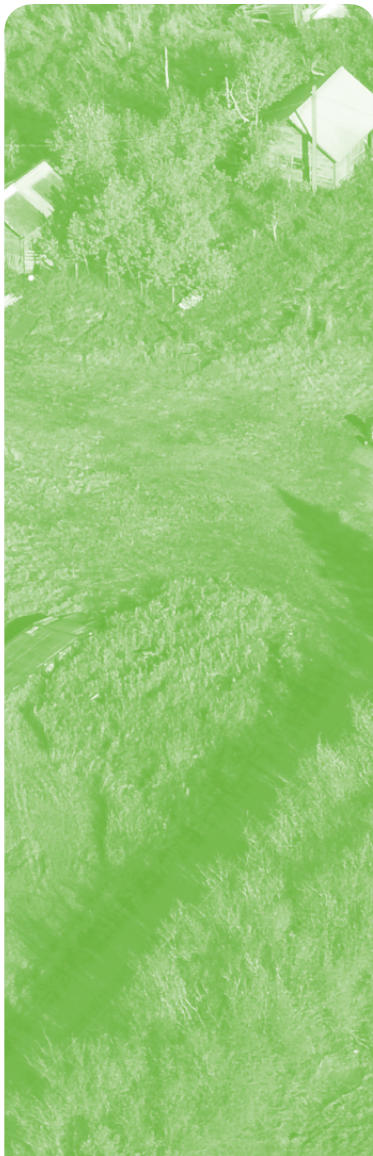
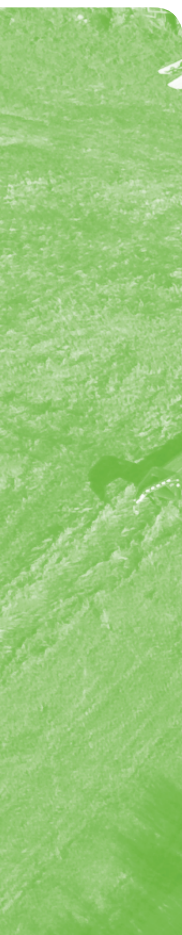
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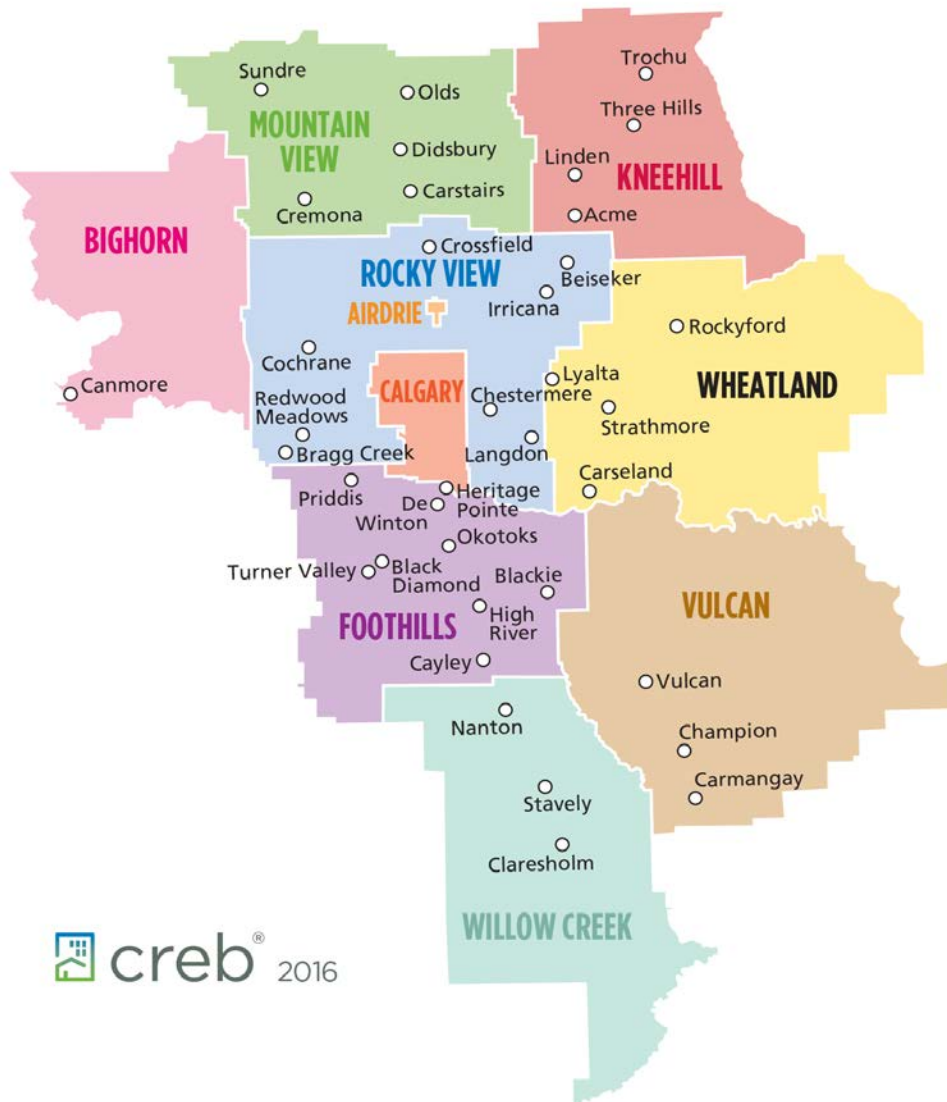
MONTHLY STATISTICS PACKAGE

Calgary Region

June 2016



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REGIONAL HIGHLIGHTS

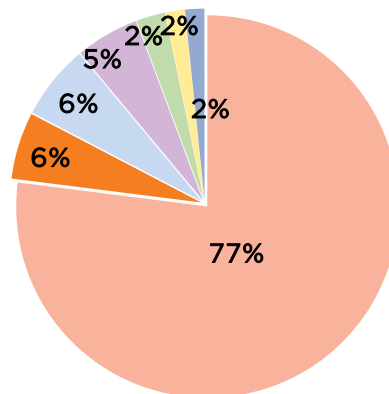
July 4, 2016

- Residential sales in Airdrie totalled 699 after the first half of the year, with pullbacks across all property types resulting in a 7.5 per cent decline compared to last year. While new listings eased and prevented further monthly gains in inventory levels, overall average inventory levels remain 26 per cent higher than last year.
- Airdrie's apartment and attached segments have faced steeper year-to-date price contractions compared to the detached sector. Detached benchmark home prices have contracted by 2.4 per cent compared to year-to-date contractions of 4.5 and 10 per cent in the attached and apartment sectors.
- At the mid-point of the year, Cochrane recorded sales gains that are largely due to increased activity and selection in the \$300,000 - \$400,000 range. Some of this increase is related to the higher share of new product being sold on the resale market. Year-to-date detached benchmark prices declined by an average of 4.65 per cent, the steepest decline when compared to Airdrie, Okotoks and Chestermere.
- While overall sales eased in Okotoks after the first half of the year, detached sales activity totalled 241 units, a 15 per cent increase over last year. Meanwhile, detached new listings only recorded a modest gain, which limited upward pressure on inventory levels. While detached prices have recorded some quarterly contractions throughout this downturn, year-to-date prices have remained similar to levels recorded last year.

**only considering surrounding areas with enough activity to generate the MLS® Home Price Index.*

SHARE OF SALES June 2016

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



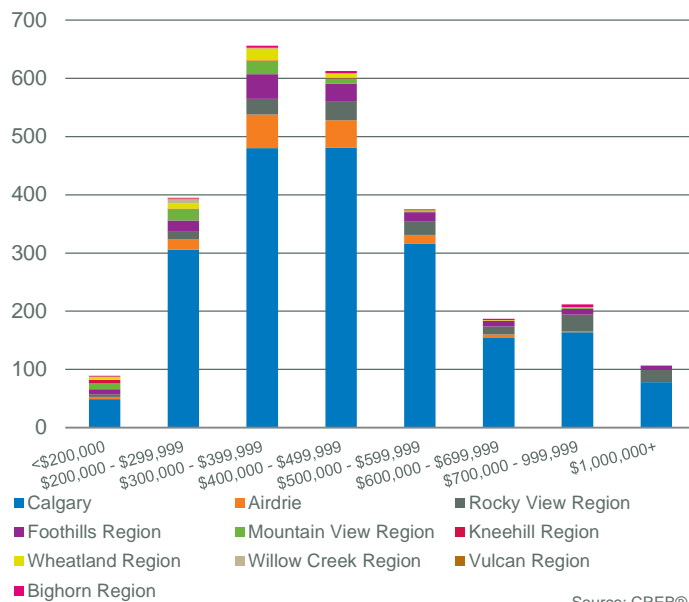
Source: CREB®

Jun 2016

June 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	2,028	3,078	65.89%	5,973	2.95	440,400	485,504	430,000	77%
Airdrie	149	219	68.04%	454	3.05	358,900	397,298	390,000	6%
Rocky View Region	166	306	54.25%	896	5.40	556,200	637,338	520,000	6%
Foothills Region	141	207	68.12%	637	4.52	397,000	476,930	404,000	5%
Mountain View Region	64	115	55.65%	392	6.13	300,100	315,015	309,000	2%
Kneehill Region	10	16	62.50%	85	8.50	-	214,650	181,500	0%
Wheatland Region	43	83	51.81%	206	4.79	212,500	346,570	339,900	2%
Willow Creek Region	10	31	32.26%	108	10.80	-	255,150	239,250	0%
Vulcan Region	6	9	66.67%	62	10.33	-	302,500	282,500	0%
Bighorn Region	17	44	38.64%	131	7.71	-	603,765	545,000	1%
CREB® Economic Region	2,634	4,108	64.12%	8,944	3.40	437,200	481,657	424,000	100%

CREB® SALES BY PRICE RANGE

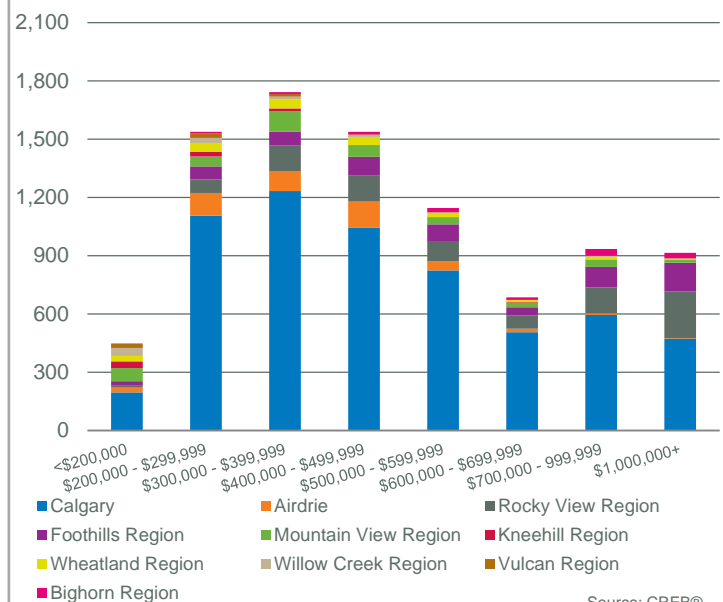
JUNE



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

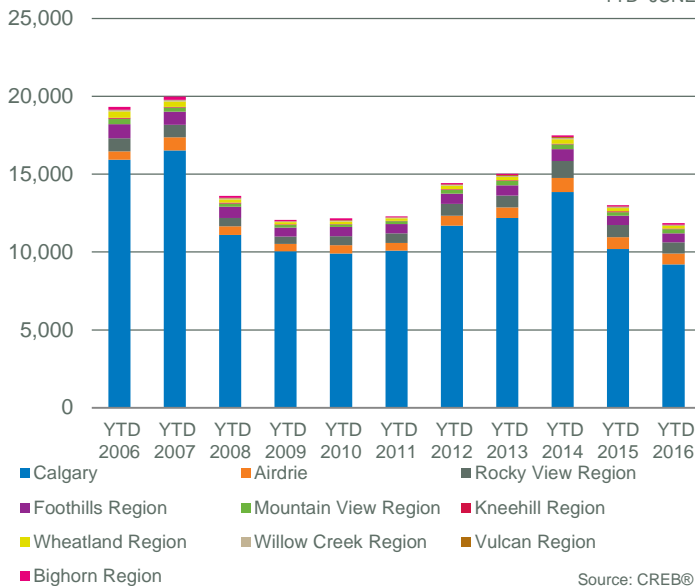
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Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

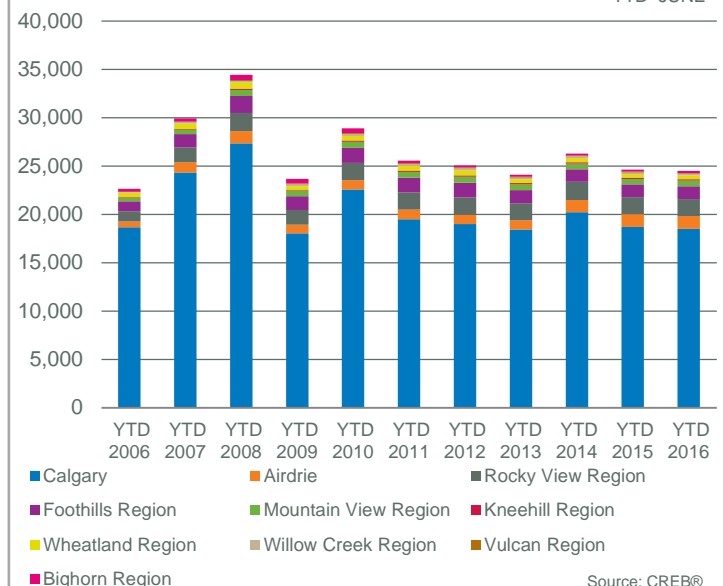
YTD JUNE



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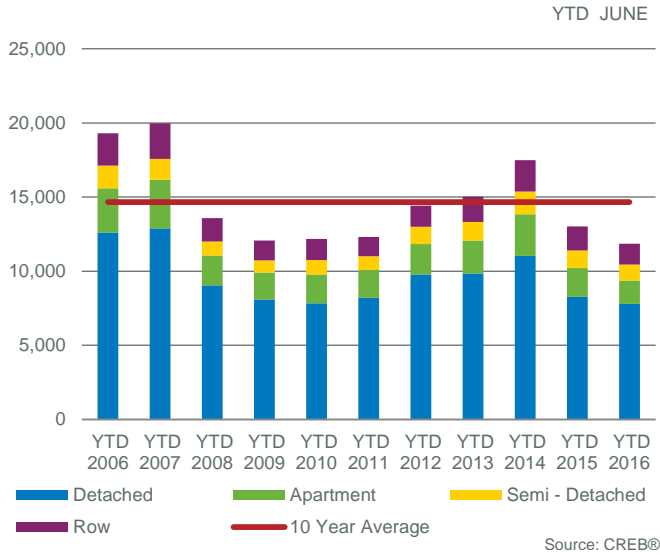
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

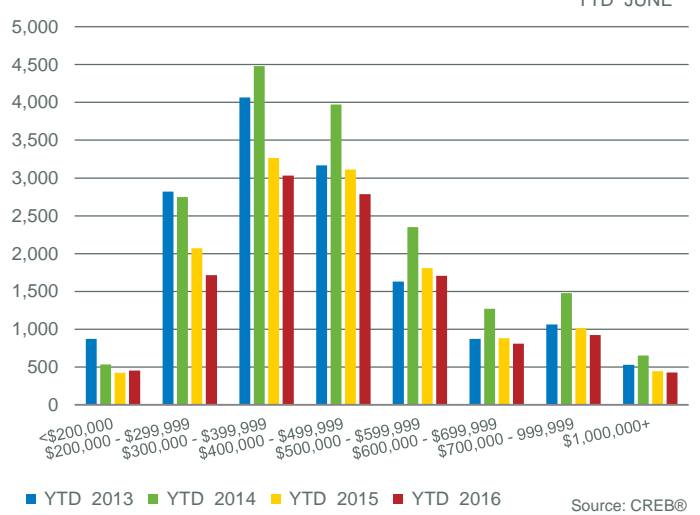


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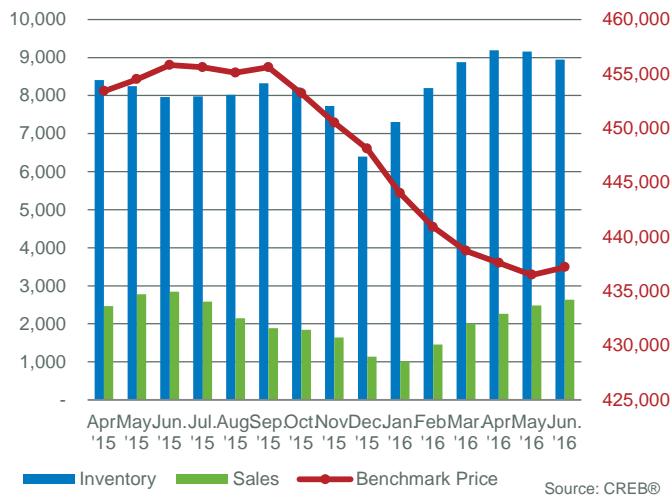
CREB® ECONOMIC REGION TOTAL SALES



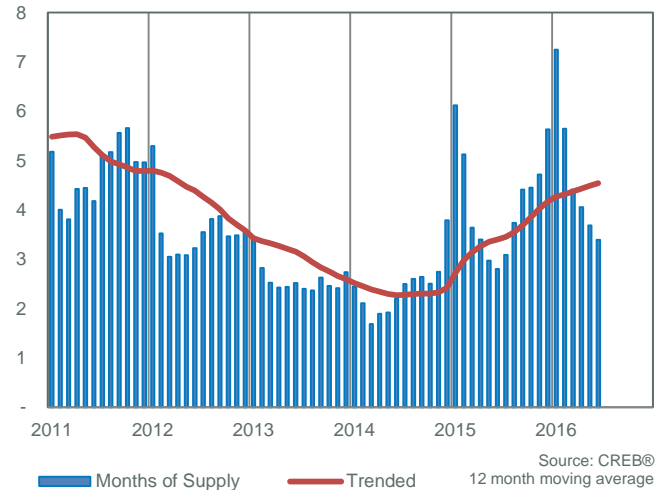
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



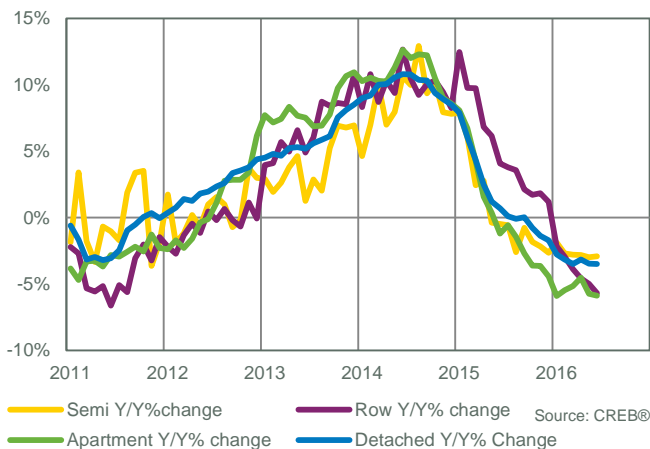
CREB® ECONOMIC REGION INVENTORY AND SALES



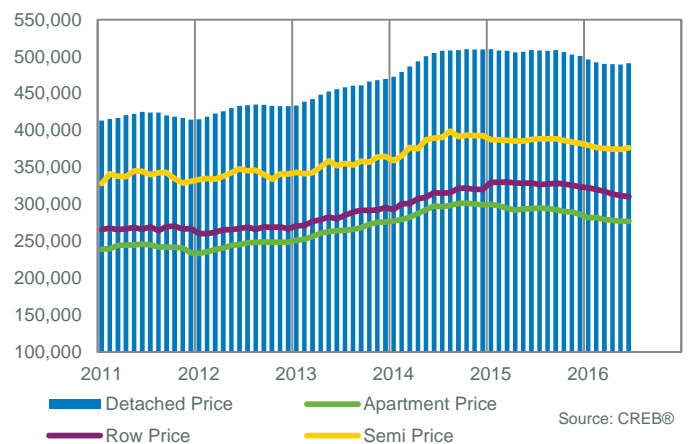
CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

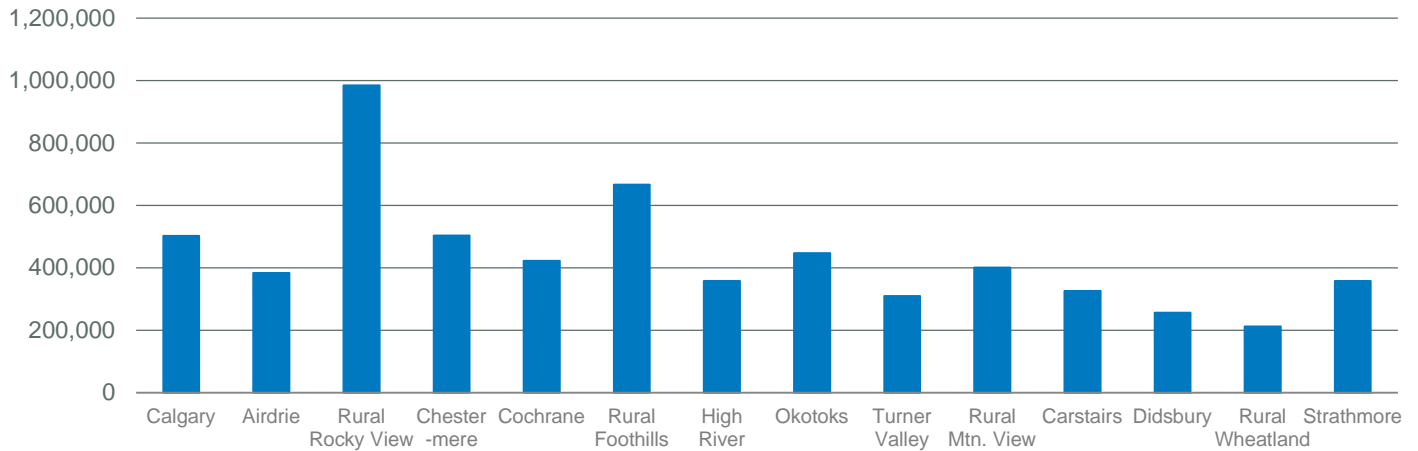


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

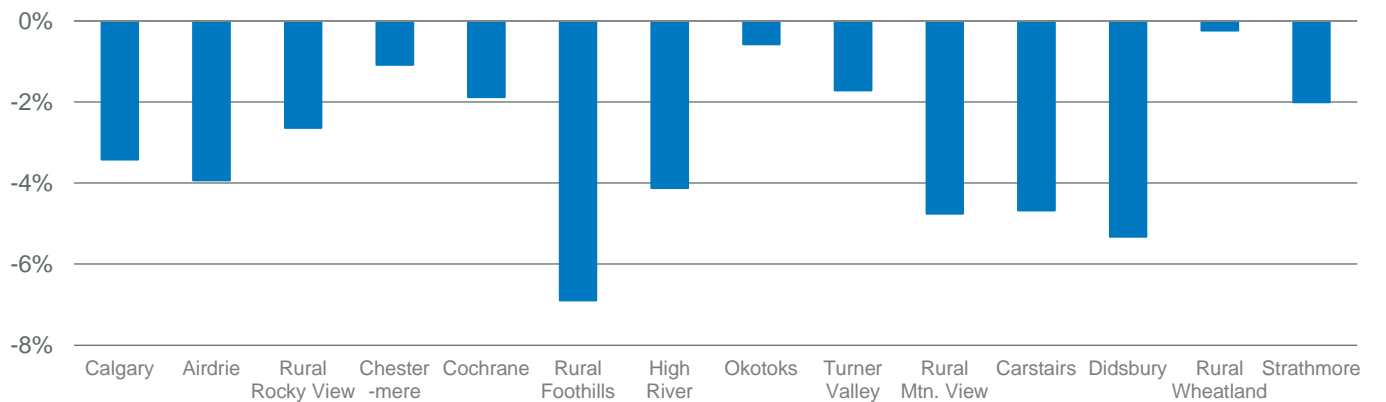
JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

JUNE



Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

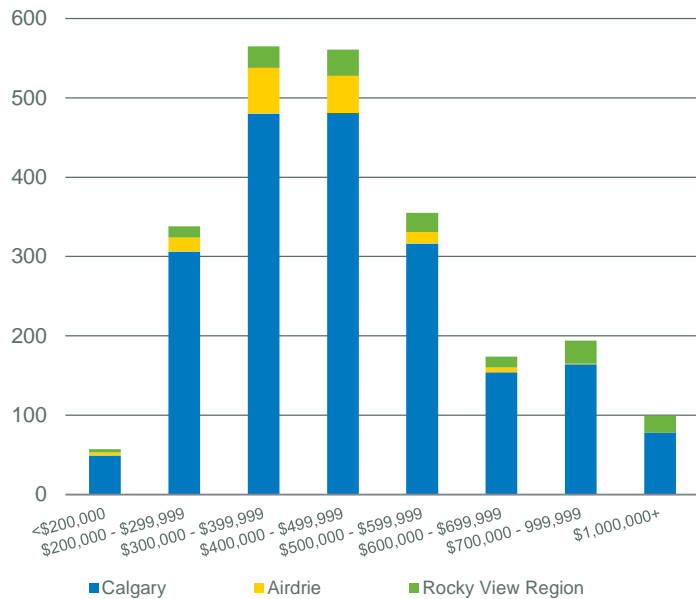
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,307	4,854	3	1984	2	1
Airdrie	1,463	4,651	3	1998	2	1
Rural Rocky View	2,130	87,120	3	1991	3	1
Cochrane	1,456	5,740	3	1996	2	1
Chestermere	1,884	5,593	3	2001	2	1
Rural Foothills	1,723	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

Jun 2016

June 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	2,028	3,078	65.89%	5,973	2.95	440,400	485,504	430,000	87%
Airdrie	149	219	68.04%	454	3.05	358,900	397,298	390,000	6%
Rocky View Region	166	306	54.25%	896	5.40	556,200	637,338	520,000	7%
Calgary CMA	2,343	3,603	65.03%	7,323	3.13	440,900	490,652	430,000	100%

CALGARY CMA SALES BY PRICE RANGE

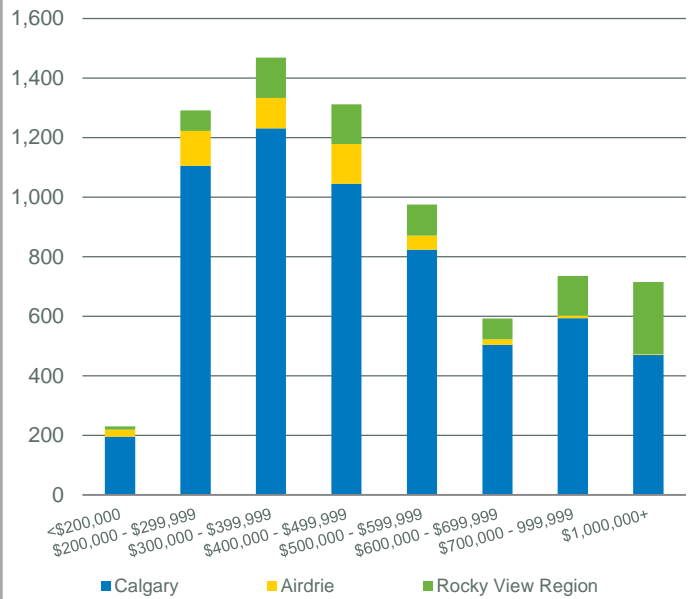
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

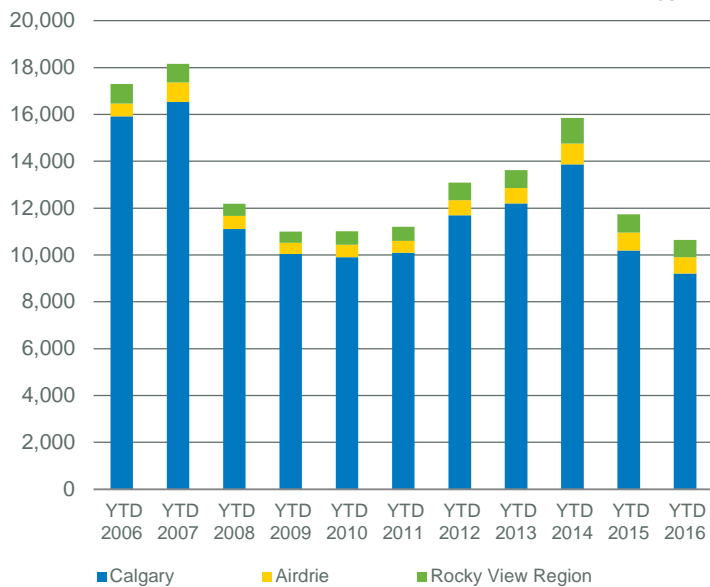
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

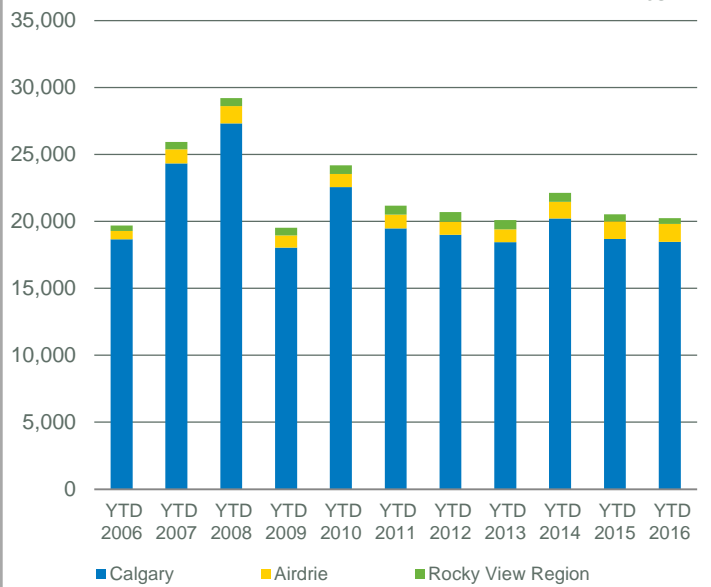
YTD JUNE



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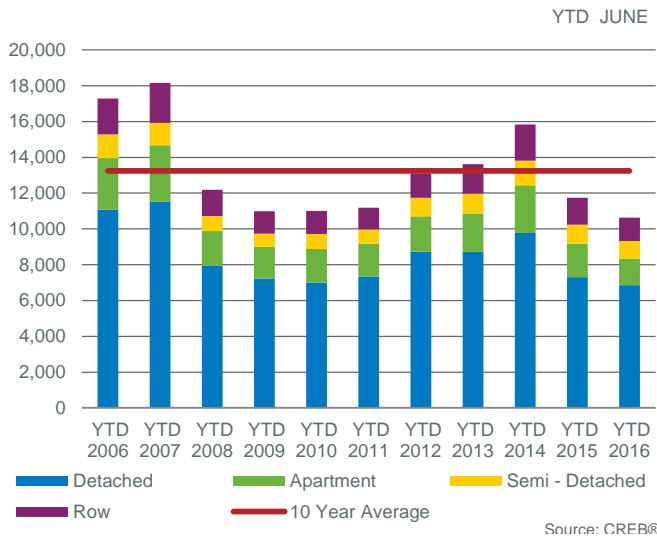
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

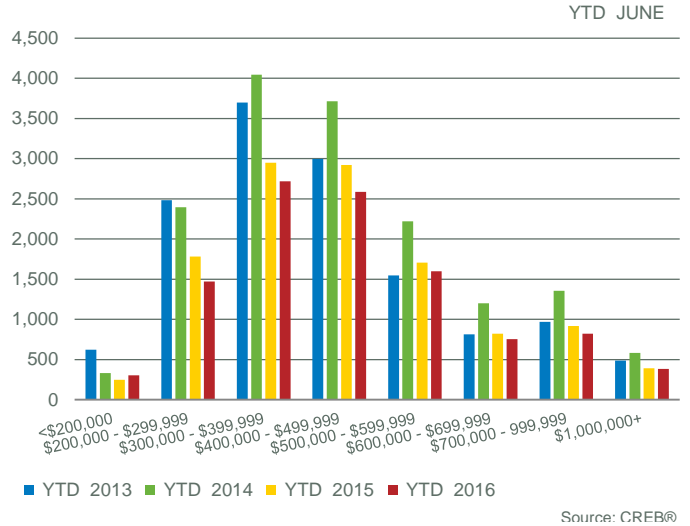


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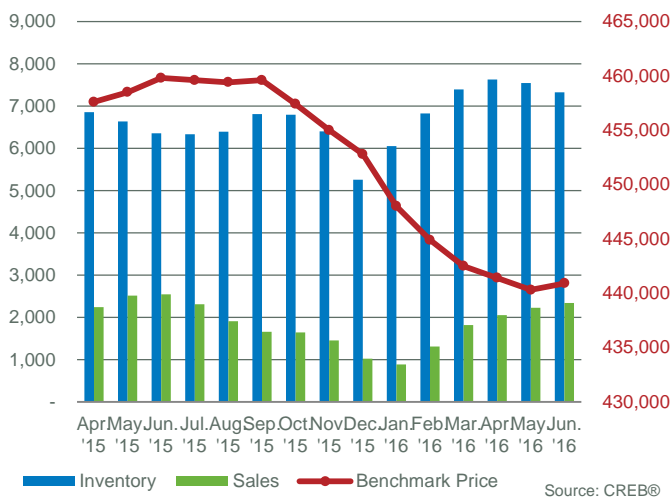
CALGARY CMA TOTAL SALES



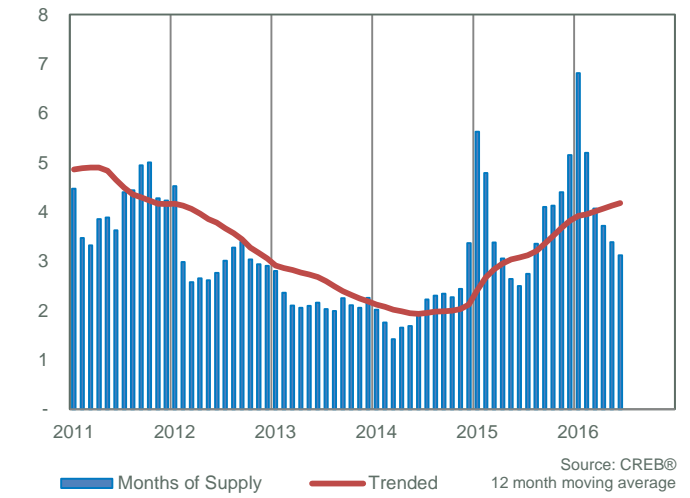
CALGARY CMA TOTAL SALES BY PRICE RANGE



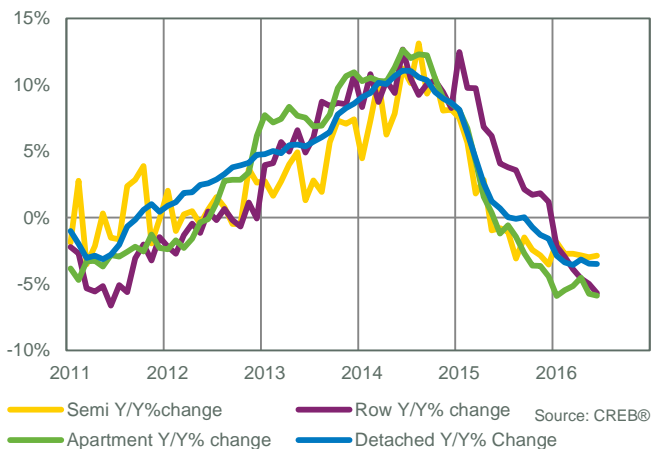
CALGARY CMA INVENTORY AND SALES



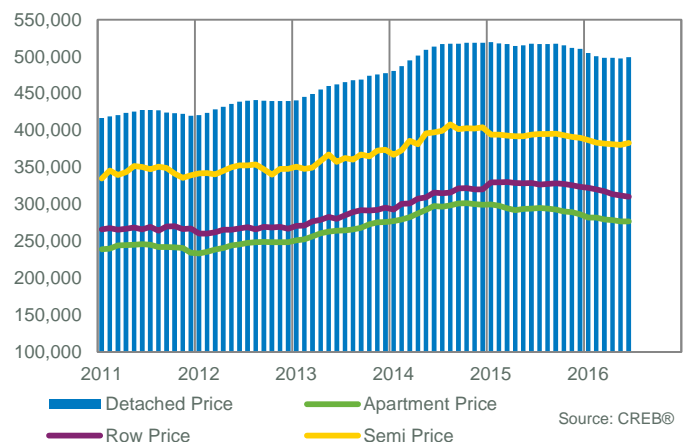
CALGARY CMA MONTHS OF INVENTORY



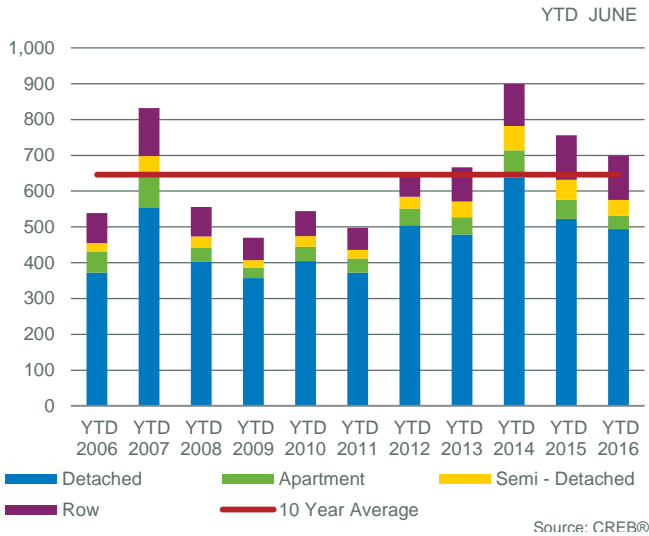
CALGARY CMA PRICE CHANGE



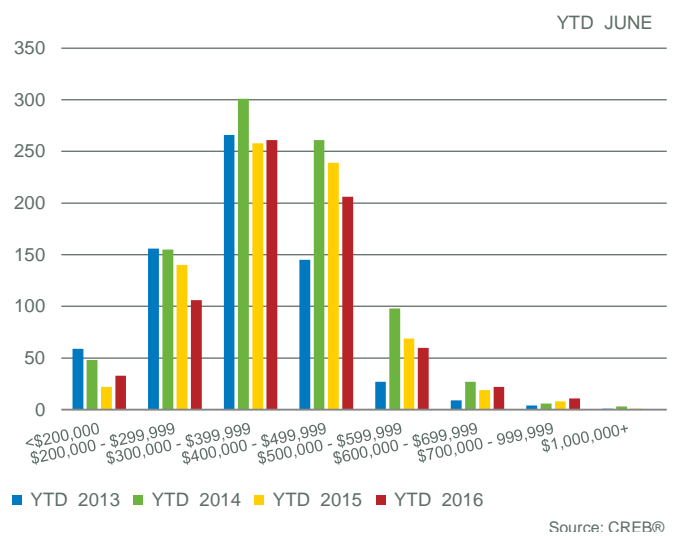
CALGARY CMA PRICES



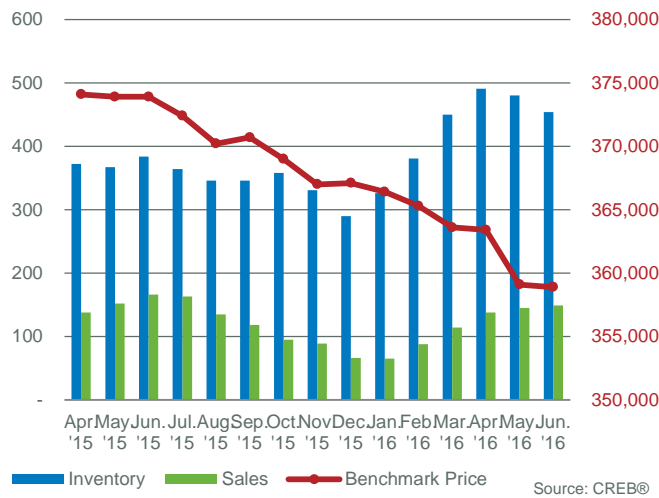
AIRDRIE TOTAL SALES



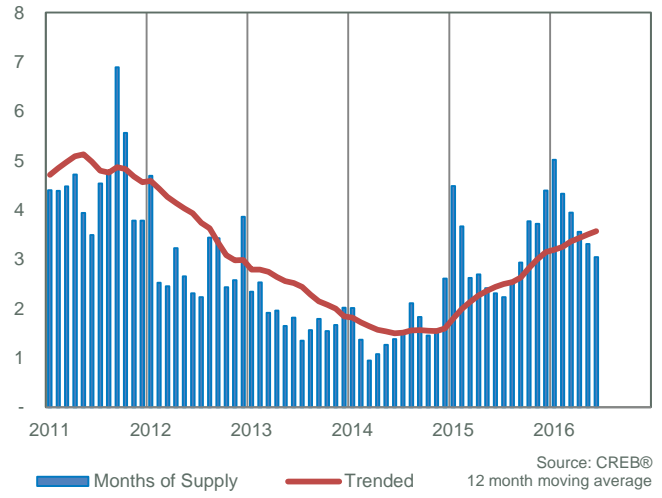
AIRDRIE TOTAL SALES BY PRICE RANGE



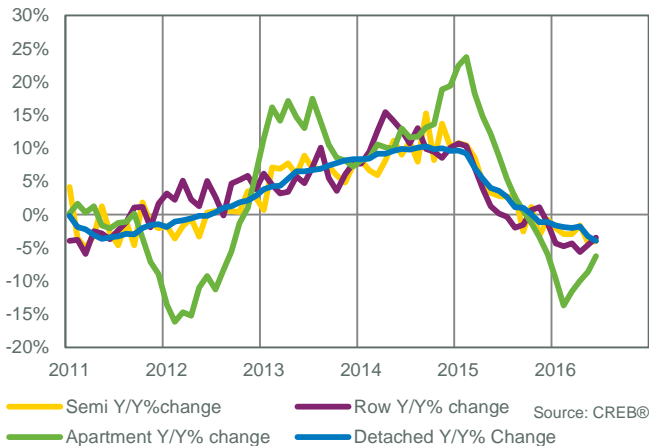
AIRDRIE INVENTORY AND SALES



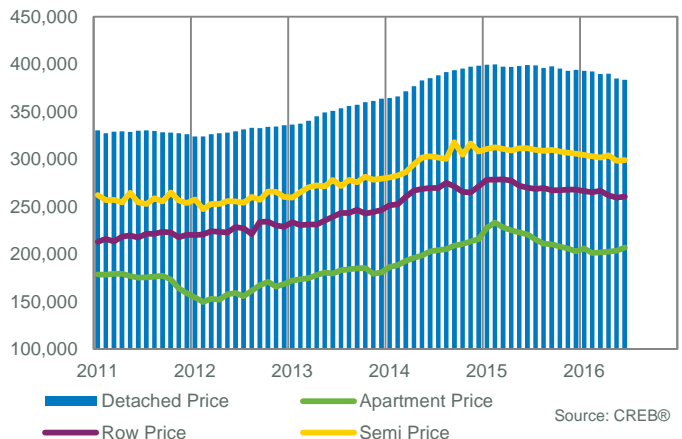
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE

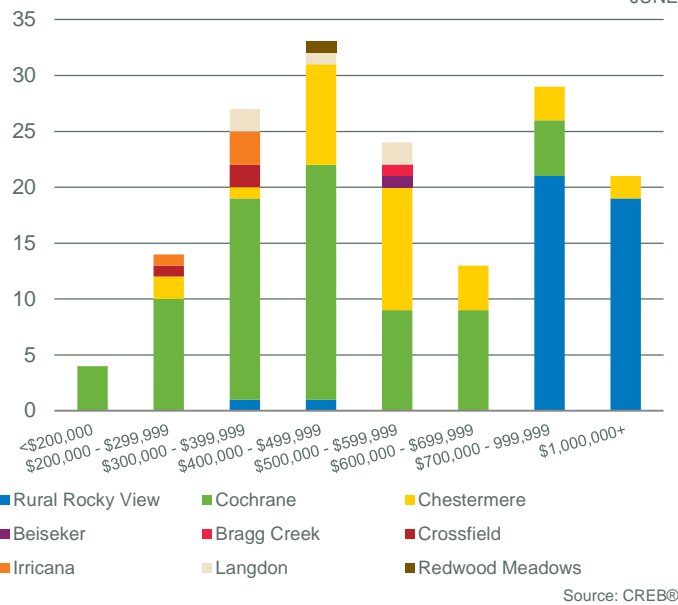


AIRDRIE PRICES

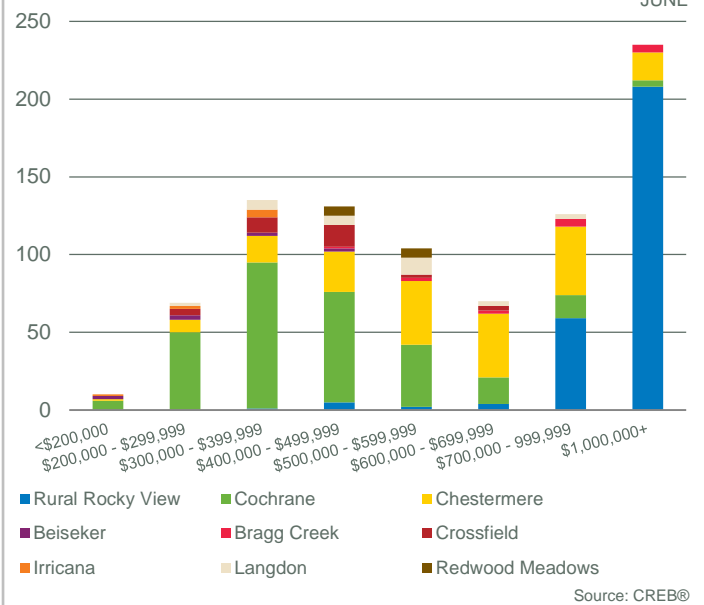


June 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	166	306	54.25%	896	5.40	556,200	637,338	520,000	100%
Rural Rocky View	42	68	61.76%	279	6.64	986,100	1,127,831	978,500	25%
Beiseker	1	3	33.33%	9	9.00	-	549,000	549,000	1%
Bragg Creek	1	3	33.33%	15	15.00	-	565,000	565,000	1%
Chestermere	32	85	37.65%	196	6.13	491,900	583,072	520,750	19%
Cochrane	76	104	73.08%	297	3.91	436,400	437,072	429,950	46%
Crossfield	3	10	30.00%	33	11.00	-	312,167	312,500	2%
Irricana	4	4	100.00%	8	2.00	-	309,750	318,000	2%
Langdon	5	18	27.78%	31	6.20	-	437,800	451,000	3%
Redwood Meadows	1	7	14.29%	12	12.00	-	435,000	435,000	1%
Other	1	4	25.00%	16	16.00	-	640,000	640,000	1%

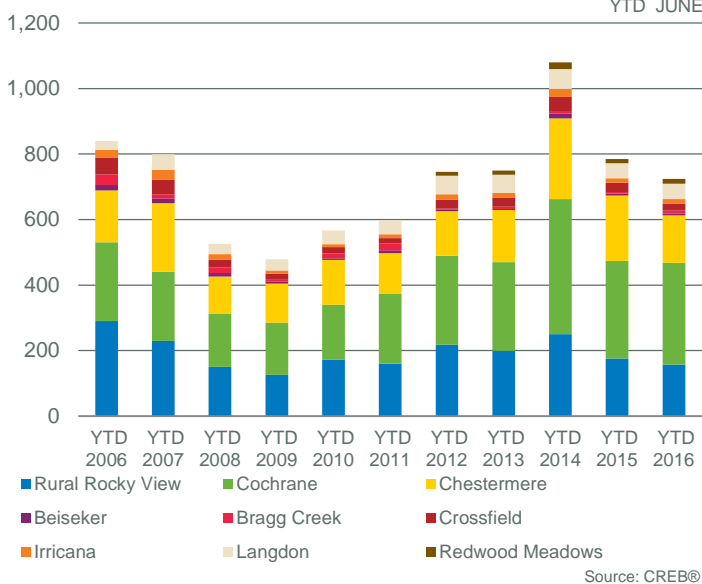
SALES BY PRICE RANGE



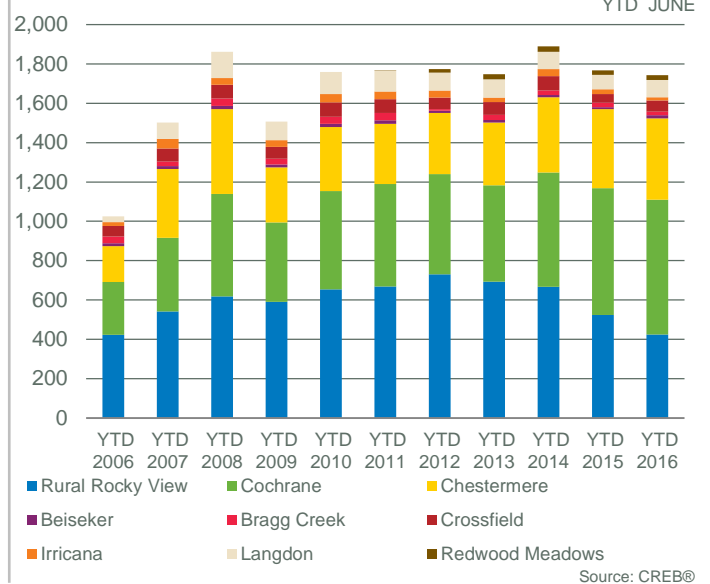
INVENTORY BY PRICE RANGE



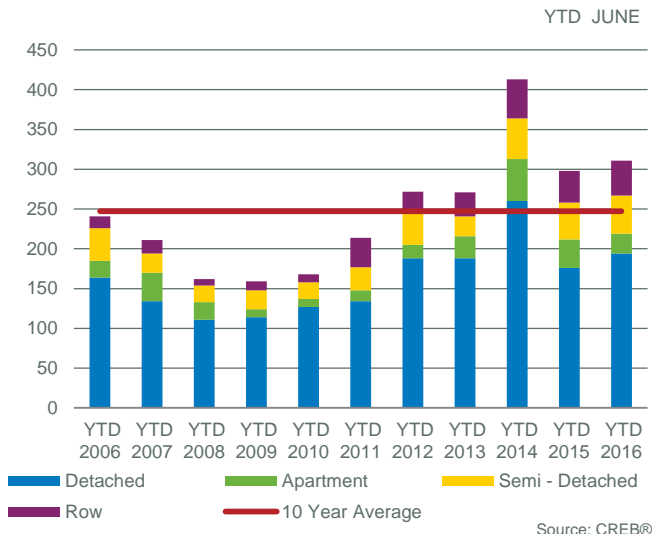
ROCKY VIEW SALES: YEAR-TO-DATE



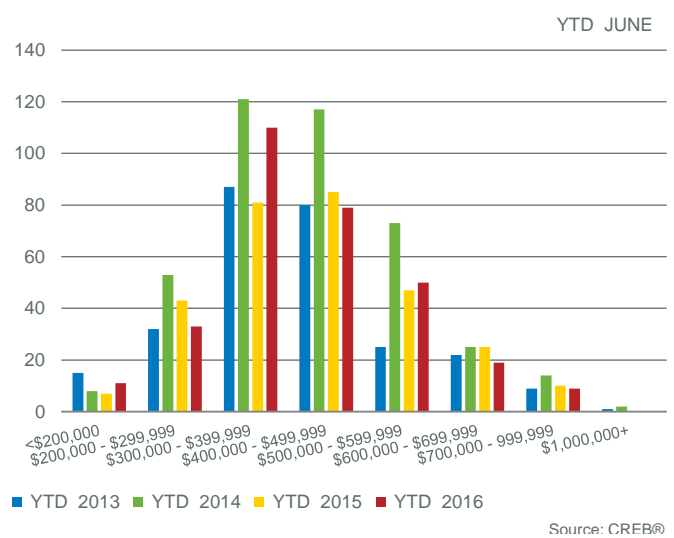
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE



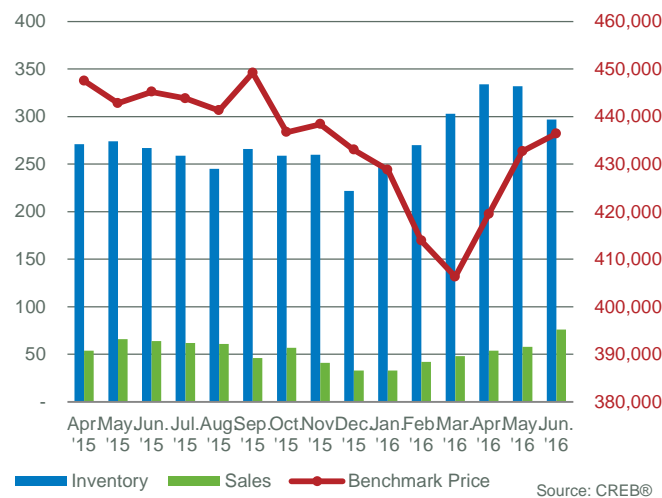
COCHRANE TOTAL SALES



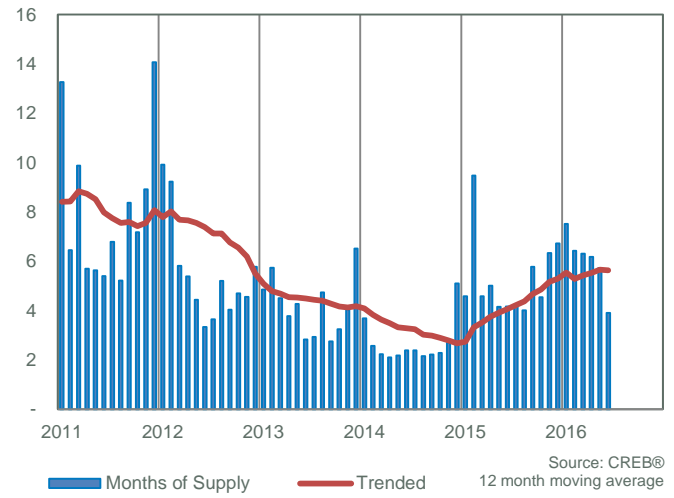
COCHRANE TOTAL SALES BY PRICE RANGE



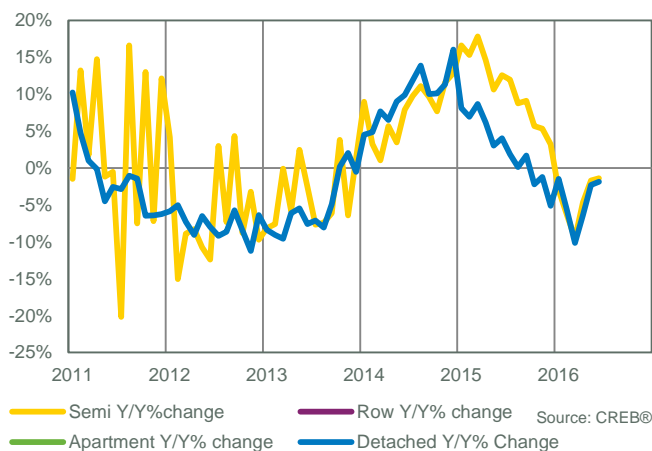
COCHRANE INVENTORY AND SALES



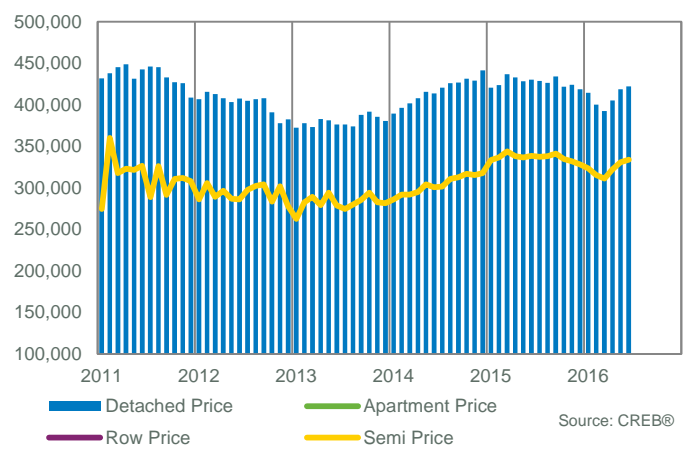
COCHRANE MONTHS OF INVENTORY



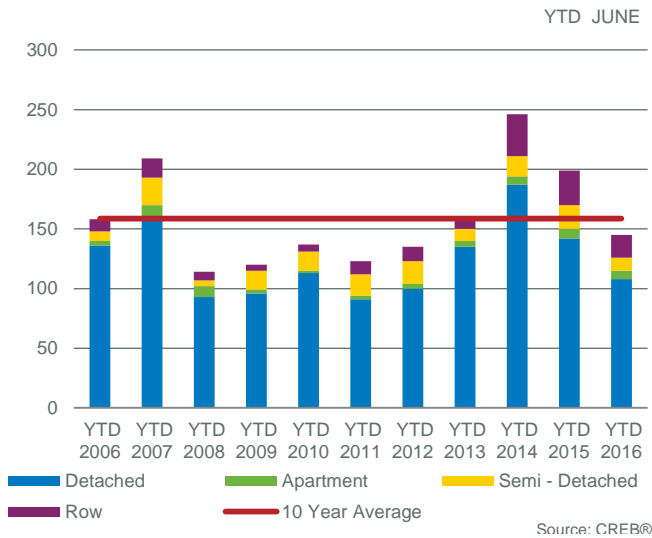
COCHRANE PRICE CHANGE



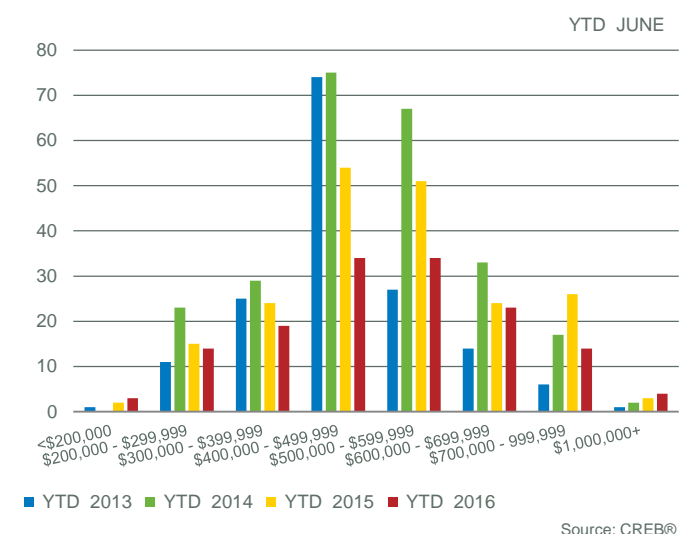
COCHRANE PRICES



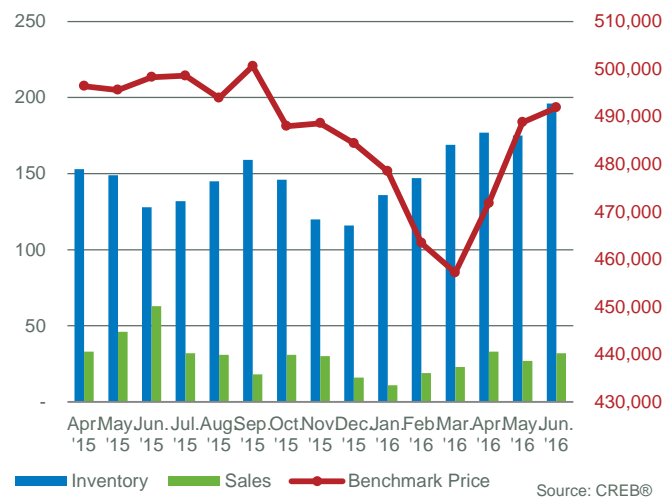
CHESTERMERE TOTAL SALES



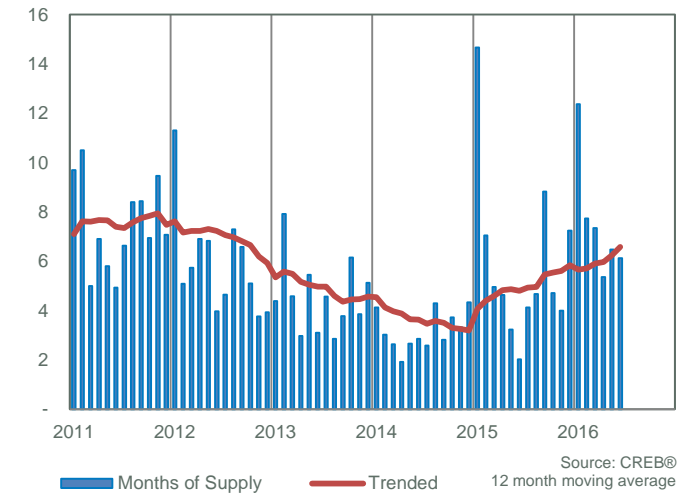
CHESTERMERE TOTAL SALES BY PRICE RANGE



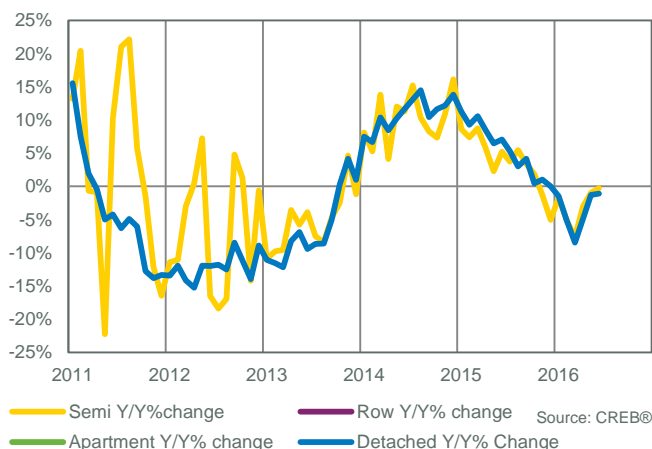
CHESTERMERE INVENTORY AND SALES



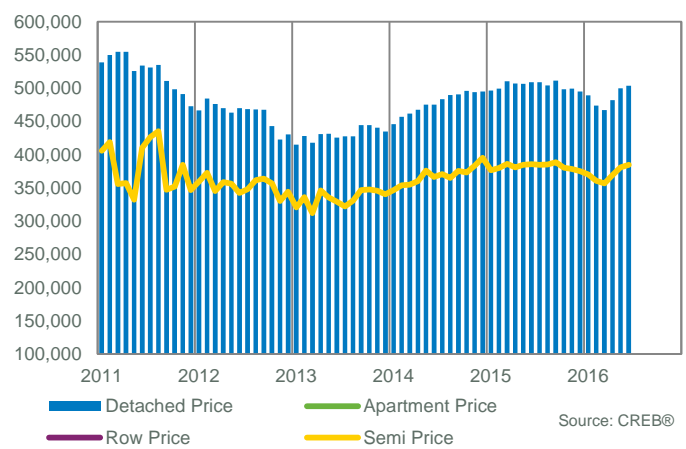
CHESTERMERE MONTHS OF INVENTORY



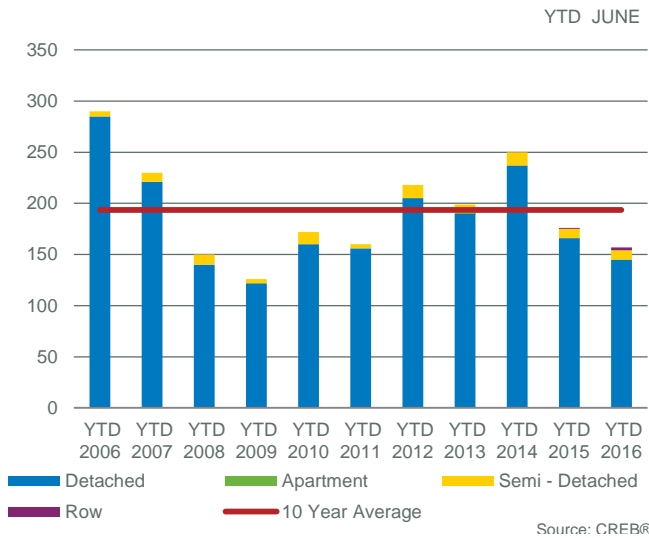
CHESTERMERE PRICE CHANGE



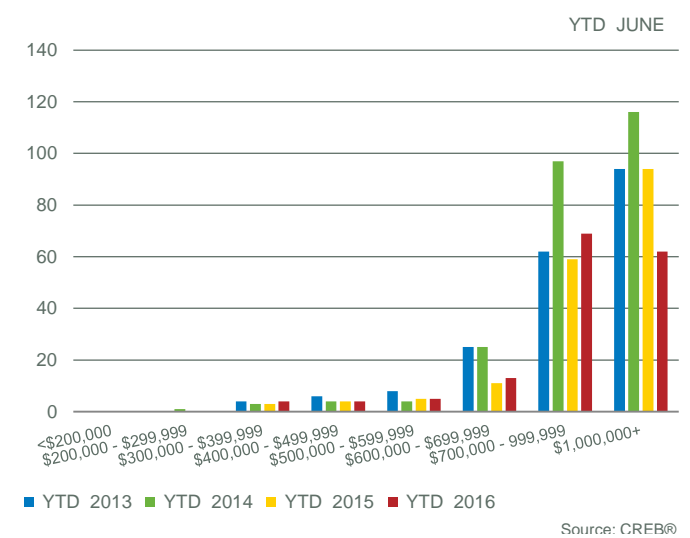
CHESTERMERE PRICES



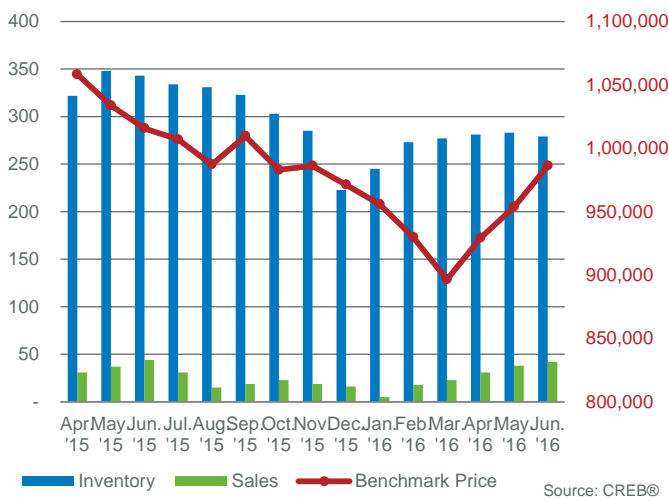
RURAL ROCKY VIEW TOTAL SALES



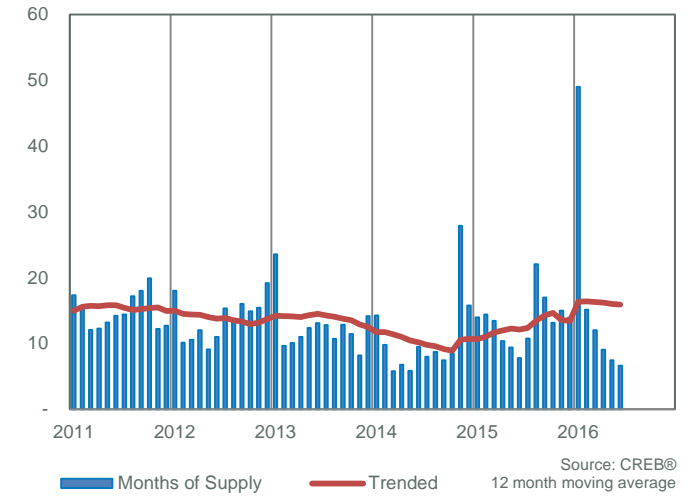
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



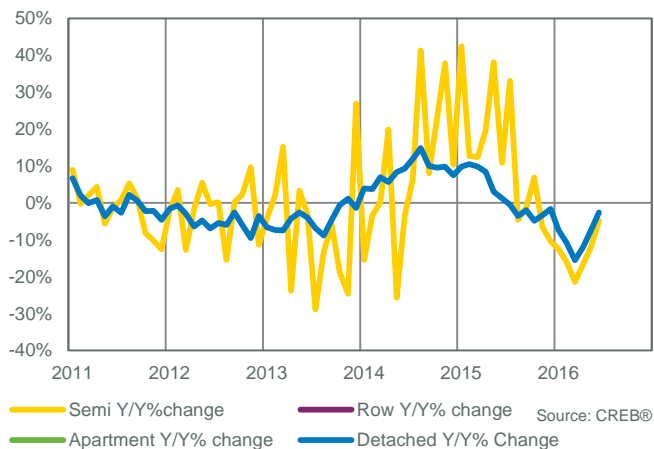
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



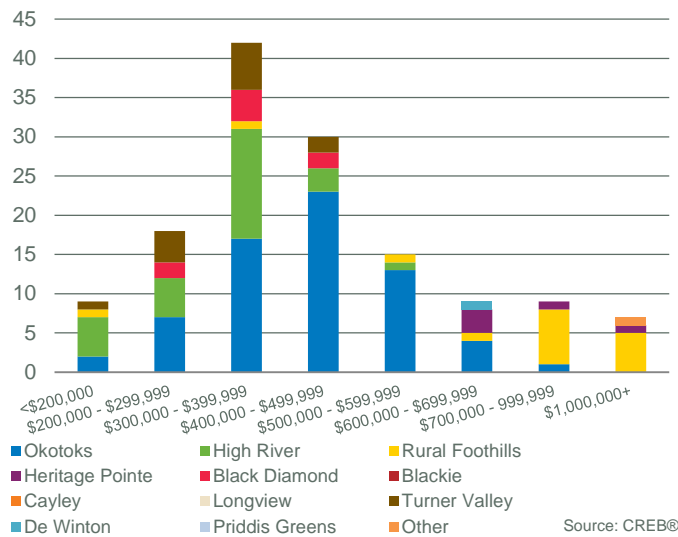
RURAL ROCKY VIEW PRICES



June 2016	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	141	207	68.12%	674	4.78	397,000	476,930	404,000	100%
Rural Foothills	16	54	29.63%	177	11.06	669,000	912,313	928,500	11%
Black Diamond	8	4	200.00%	16	2.00	-	351,975	364,000	6%
Blackie	0	3	0.00%	4	-	-	-	-	0%
Cayley	0	0	-	3	-	-	-	-	0%
De Winton	1	2	50.00%	8	8.00	-	675,000	675,000	1%
Heritage Pointe	5	9	55.56%	53	10.60	-	832,400	690,000	4%
High River	28	40	70.00%	113	4.04	339,600	321,739	335,000	20%
Okotoks	67	85	78.82%	218	3.25	440,000	435,133	431,000	48%
Turner Valley	13	4	325.00%	18	1.38	297,400	312,215	316,000	9%
Priddis Greens	2	5	40.00%	18	9.00	-	815,500	815,500	1%
Longview	0	0	-	2	-	-	-	-	0%
Other	1	1	100.00%	9	9.00	-	1,145,000	1,145,000	1%

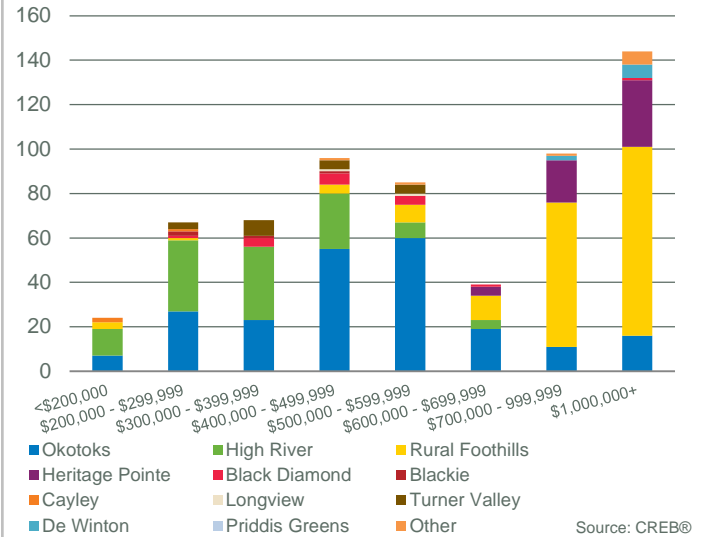
SALES BY PRICE RANGE

JUNE



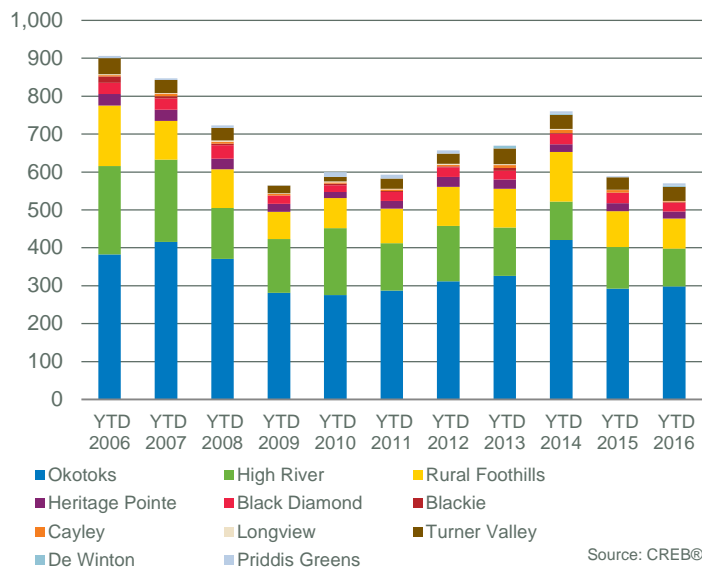
INVENTORY BY PRICE RANGE

JUNE



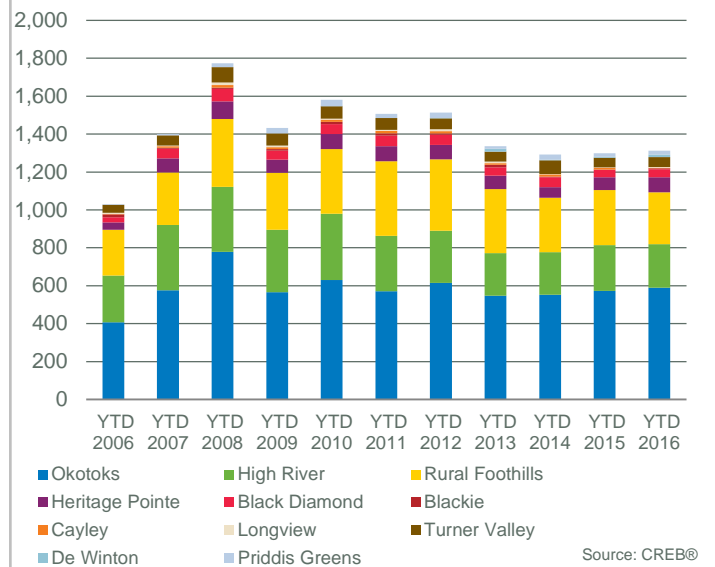
FOOTHILLS SALES: YEAR-TO-DATE

YTD JUNE

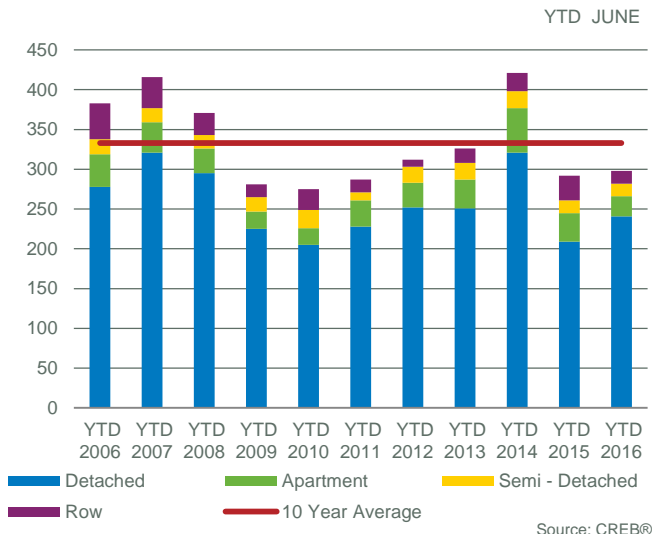


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

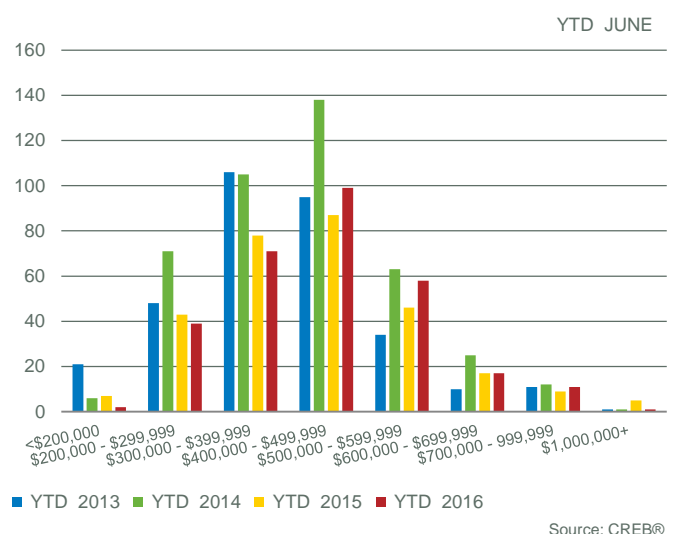
YTD JUNE



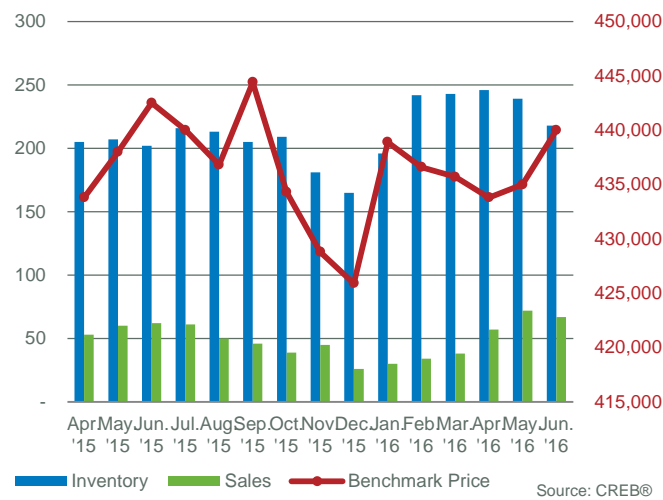
OKOTOKS TOTAL SALES



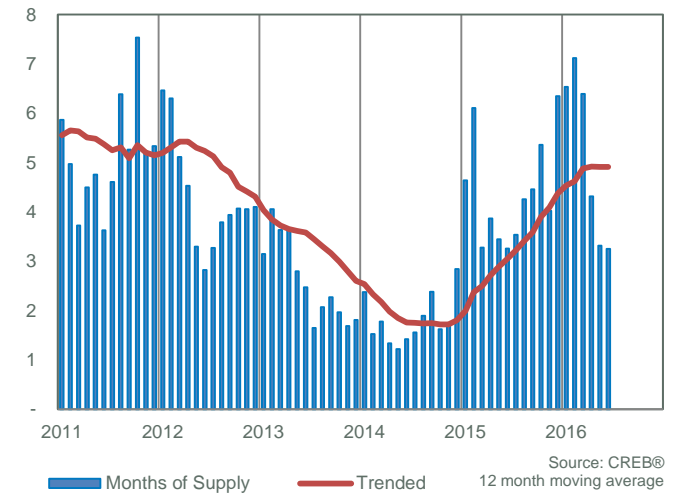
OKOTOKS TOTAL SALES BY PRICE RANGE



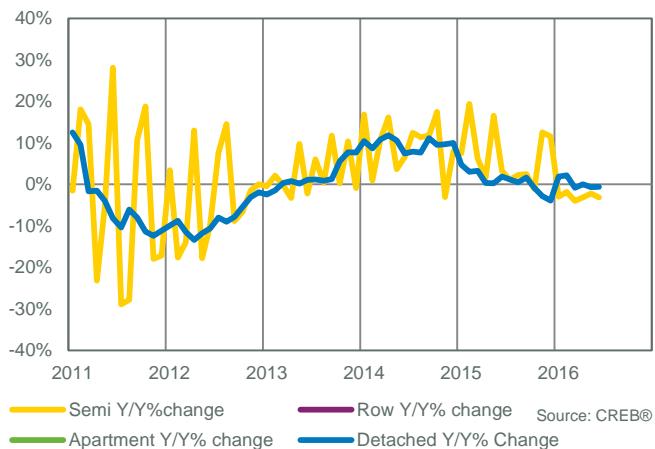
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



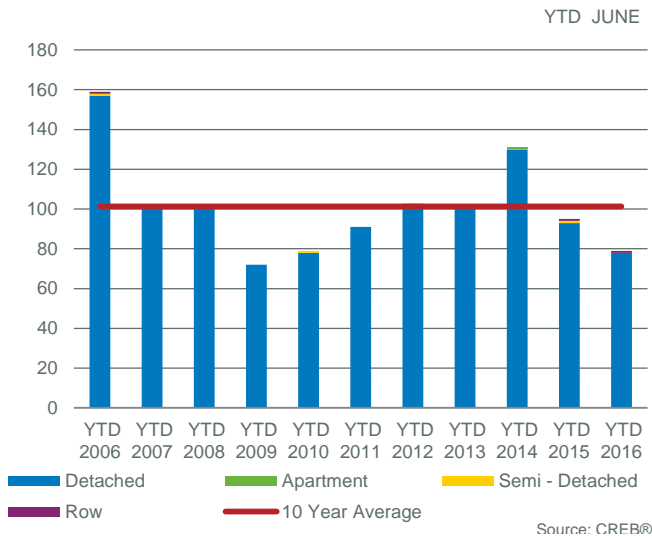
OKOTOKS PRICE CHANGE



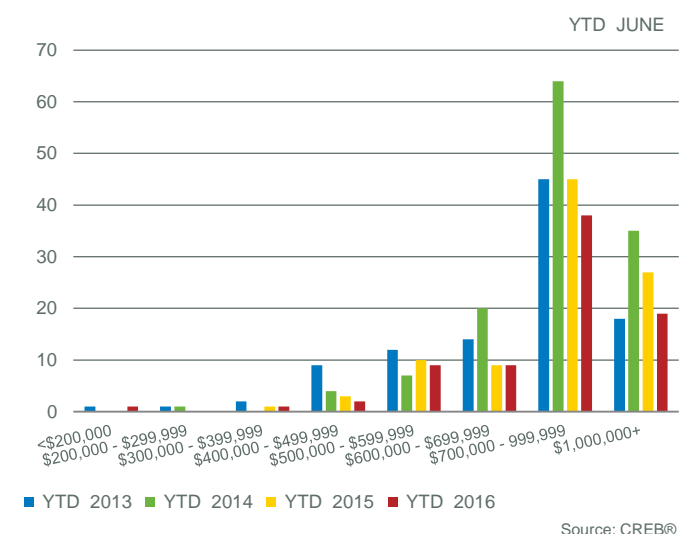
OKOTOKS PRICES



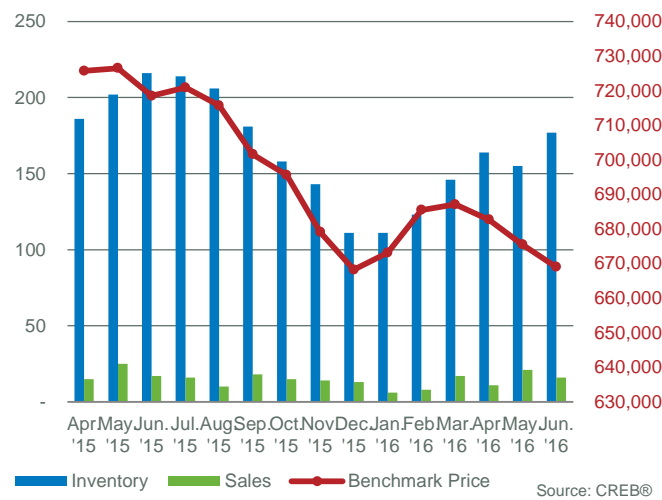
RURAL FoothILLS TOTAL SALES



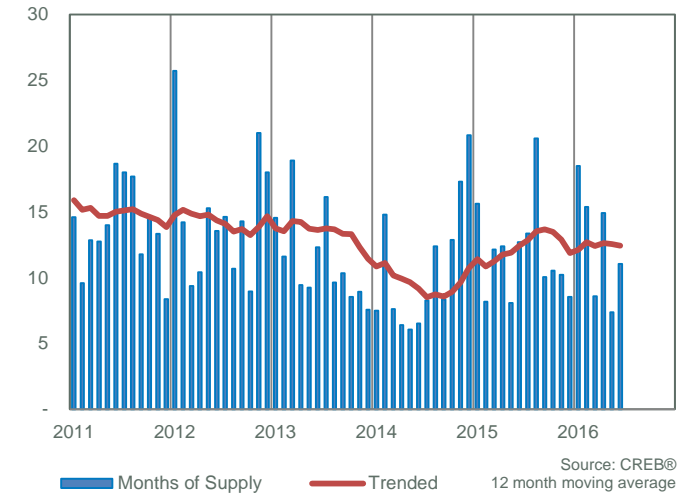
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



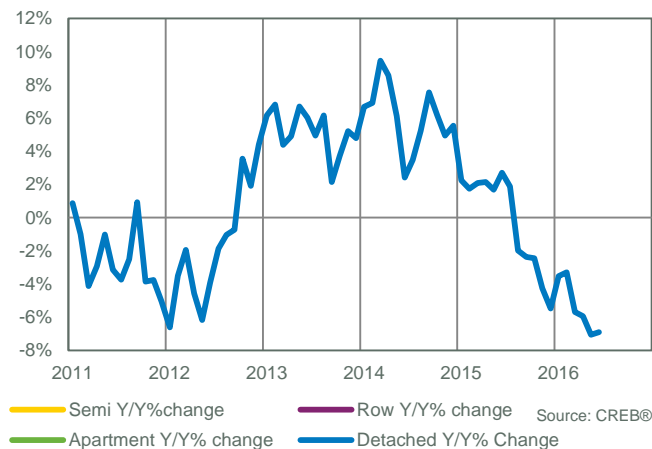
RURAL FoothILLS INVENTORY AND SALES



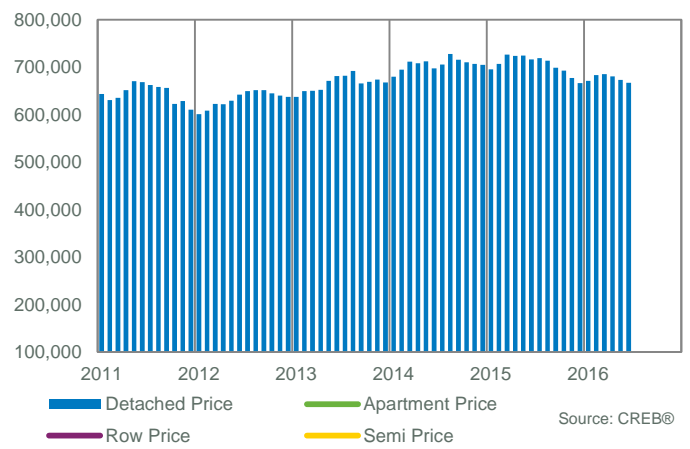
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

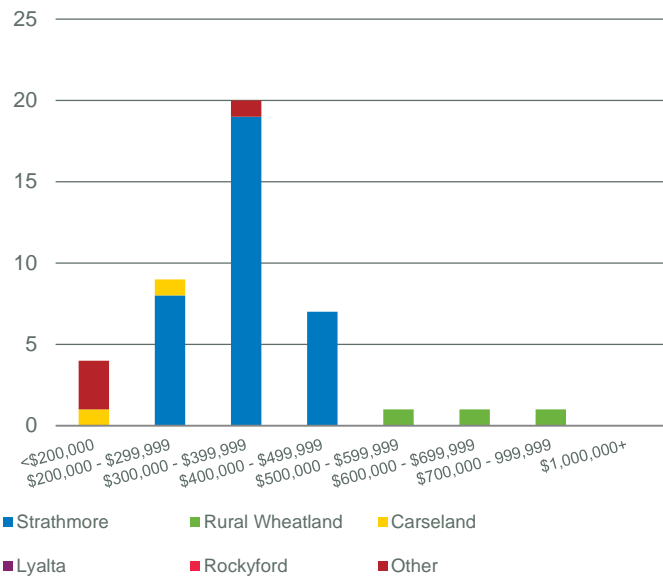


June 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	43	83	51.81%	206	4.79	212,500	346,570	339,900	93%
Rural Wheatland*	3	18	16.67%	41	13.67	212,400	679,366	667,500	7%
Carseland*	2	2	100.00%	3	1.50	-	224,000	224,000	5%
Lyalta*	0	3	0.00%	11	-	-	-	-	0%
Rockyford*	0	1	0.00%	3	-	-	-	-	0%
Strathmore	34	57	59.65%	129	3.79	355,800	342,232	339,950	79%
Gleichen	1	1	100.00%	5	5.00	-	140,500	140,500	2%
Other*	4	2	200.00%	19	4.75	-	195,125	167,750	9%

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

SALES BY PRICE RANGE

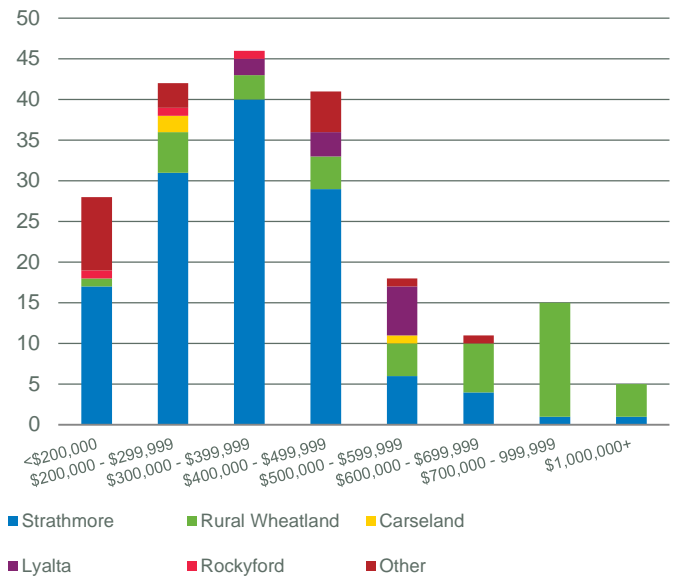
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

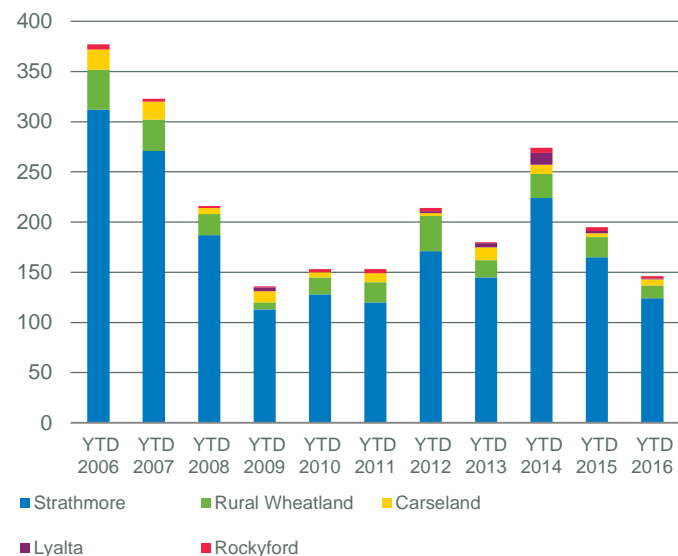
JUNE



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD JUNE



Source: CREB®

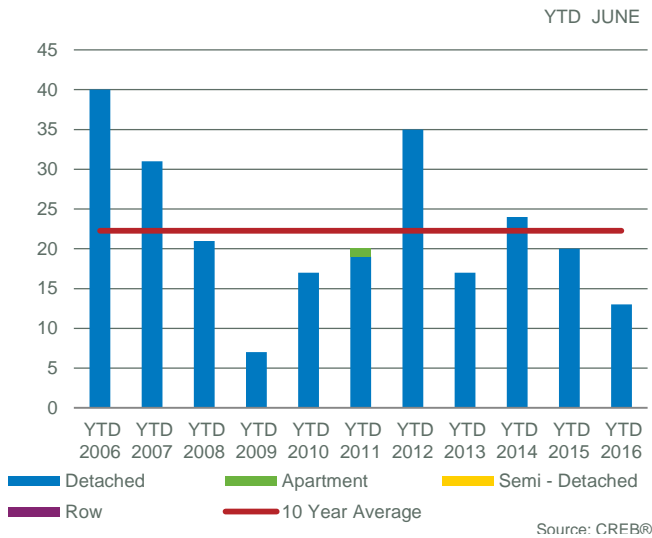
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

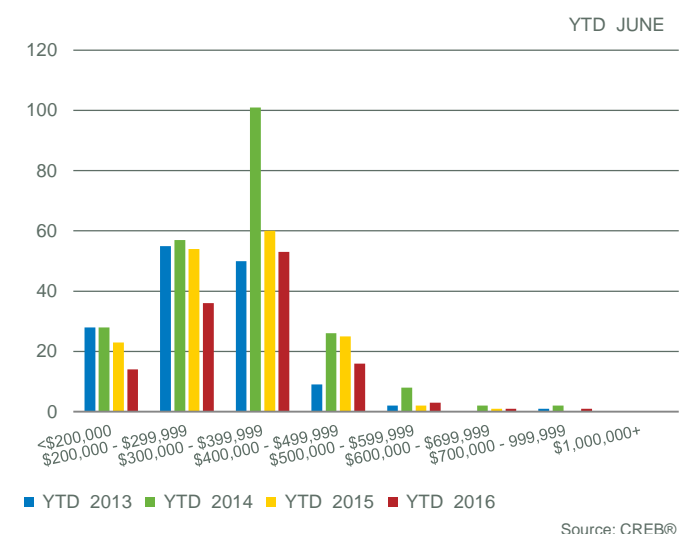


Source: CREB®

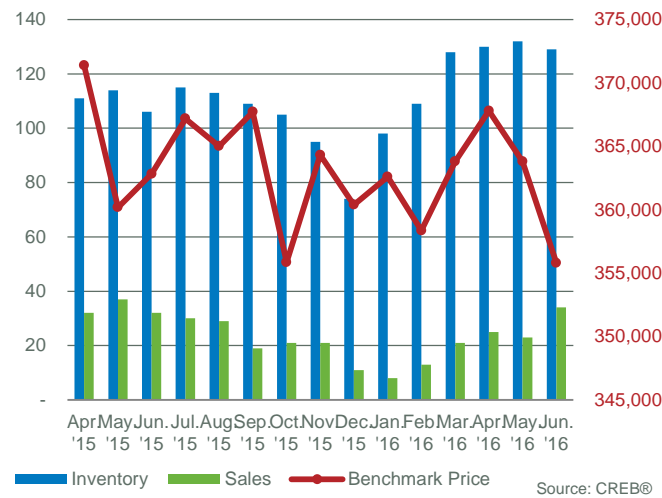
STRATHMORE TOTAL SALES



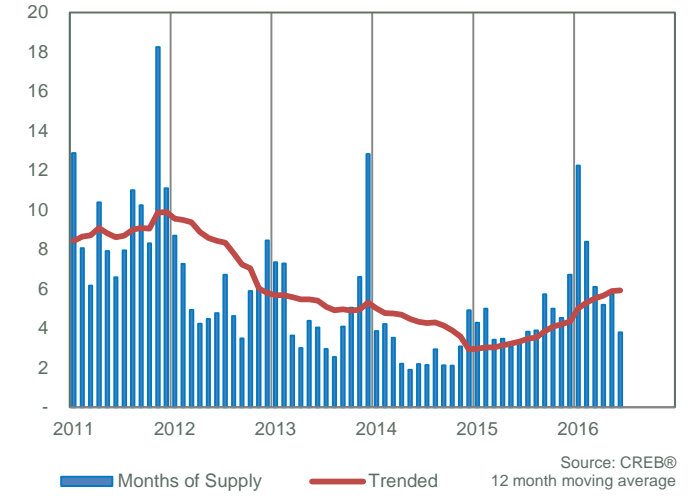
STRATHMORE TOTAL SALES BY PRICE RANGE



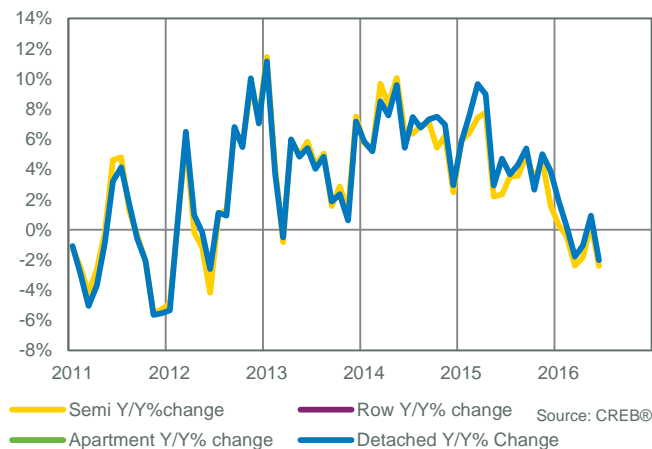
STRATHMORE INVENTORY AND SALES



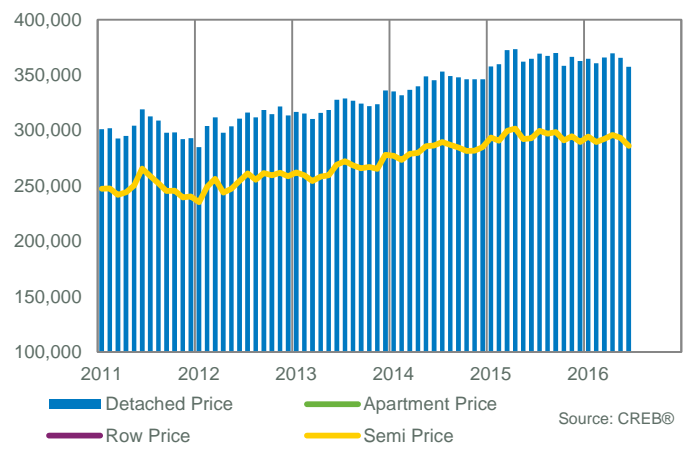
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

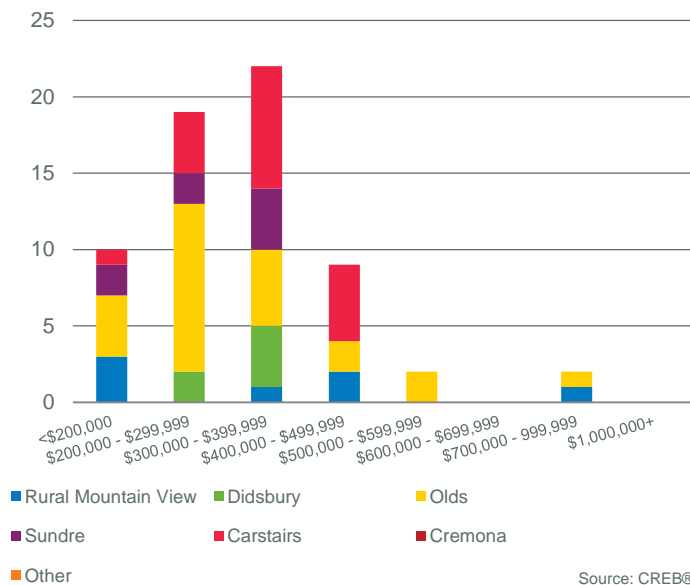


June 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	64	115	55.65%	392	6.13	300,100	315,015	309,000	100%
Rural Mountain View*	7	21	33.33%	119	17.00	402,800	296,214	390,000	11%
Carstairs	18	33	54.55%	72	4.00	325,100	339,923	336,000	28%
Cremona	0	1	0.00%	3	-	-	-	-	0%
Didsbury	6	12	50.00%	40	6.67	255,000	316,708	318,875	9%
Olds*	25	39	64.10%	98	3.92	298,500	319,808	281,000	39%
Sundre*	8	8	100.00%	57	7.13	276,400	259,175	266,250	13%
Other*	0	1	0.00%	3	-	-	-	-	0%

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

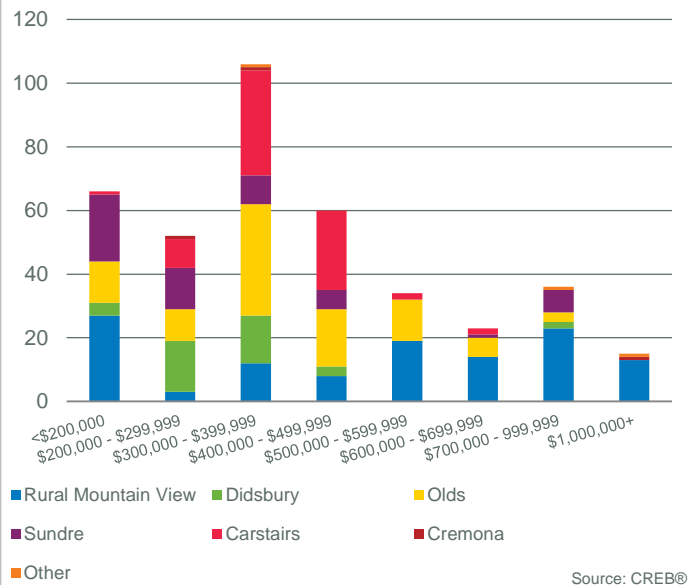
SALES BY PRICE RANGE

JUNE



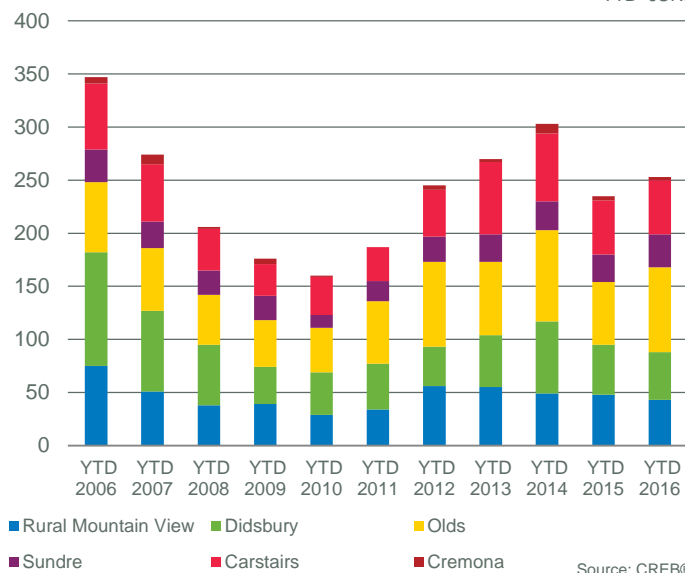
INVENTORY BY PRICE RANGE

JUNE



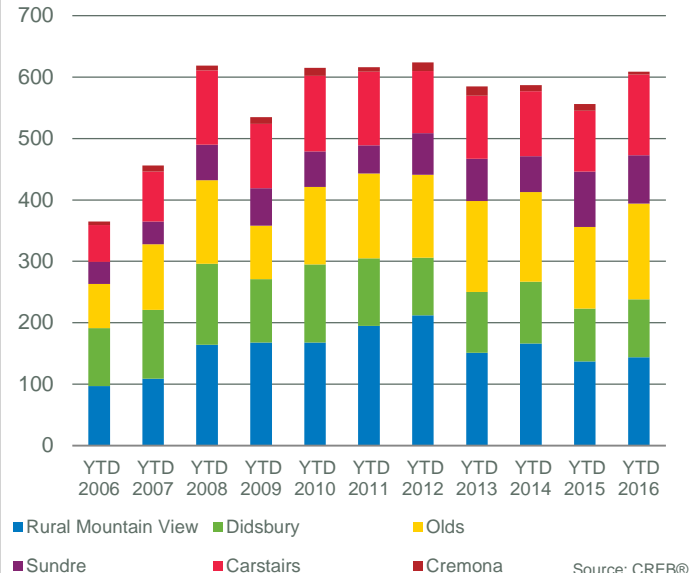
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD JUNE



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

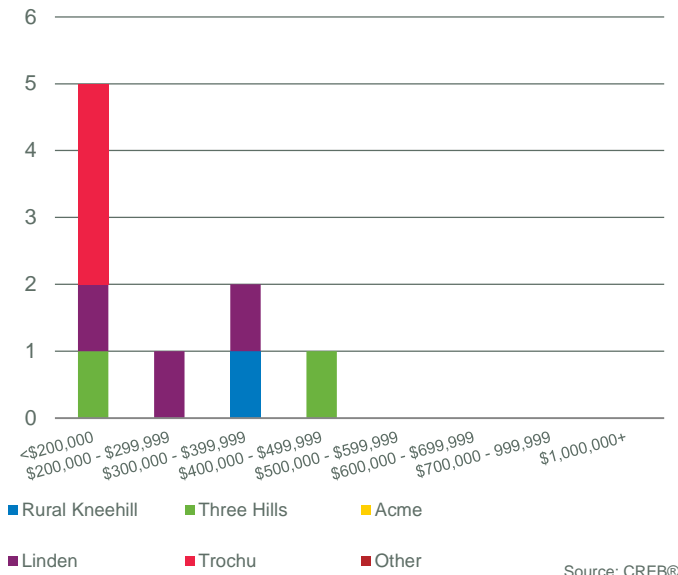


June 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	10	16	62.50%	85	8.50	-	214,650	181,500	100%
Rural Kneehill*	1	3	33.33%	16	16.00	-	300,000	300,000	10%
Acme*	0	0	-	6	-	-	-	-	0%
Linden*	3	1	300.00%	2	0.67	-	213,667	222,000	30%
Three Hills*	2	5	40.00%	25	12.50	-	310,250	310,250	20%
Torrington*	1	0	-	2	2.00	-	155,000	155,000	10%
Trochu*	3	4	75.00%	25	8.33	-	143,333	130,000	30%
Other*	0	3	0.00%	11	-	-	-	-	0%

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

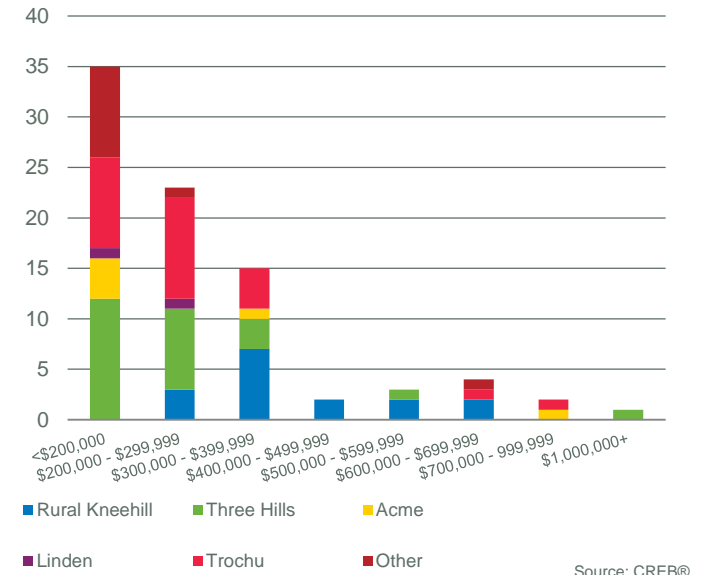
SALES BY PRICE RANGE

JUNE



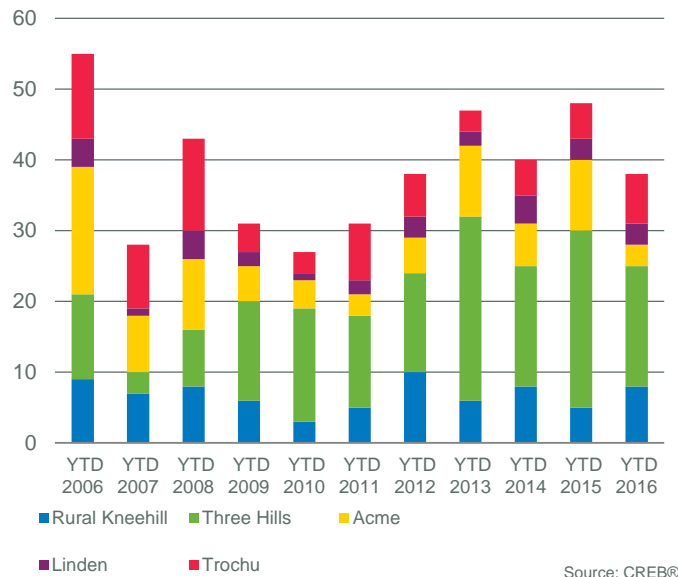
INVENTORY BY PRICE RANGE

JUNE



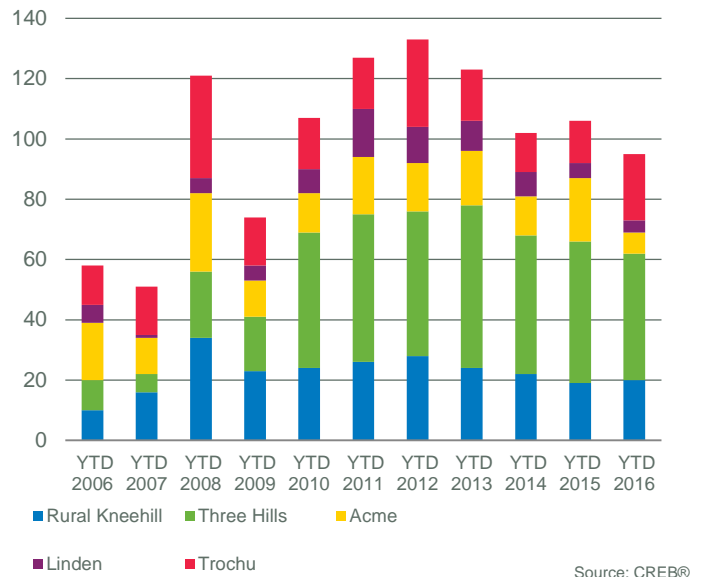
KNEEHILL SALES: YEAR-TO-DATE

YTD JUNE



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

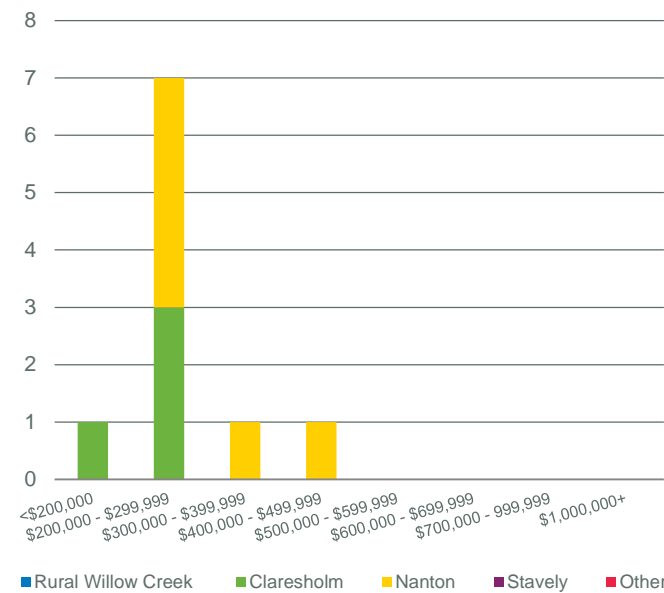


June 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	10	31	32.26%	108	10.80	-	255,150	239,250	100%
Rural Willow Creek*	0	2	0.00%	14	-	-	-	-	0%
Claresholm*	4	13	30.77%	42	10.50	-	184,875	213,000	40%
Nanton*	6	8	75.00%	25	4.17	-	302,000	284,000	60%
Stavely*	0	5	0.00%	18	-	-	-	-	0%
Other*	0	3	0.00%	9	-	-	-	-	0%

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

SALES BY PRICE RANGE

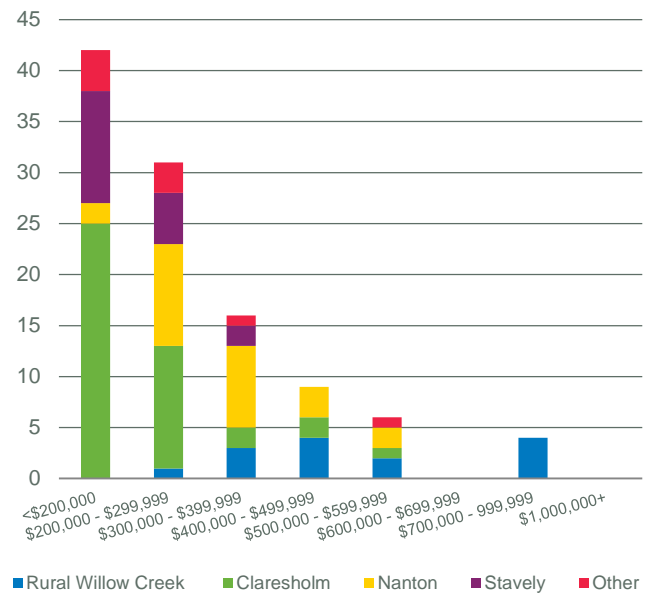
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

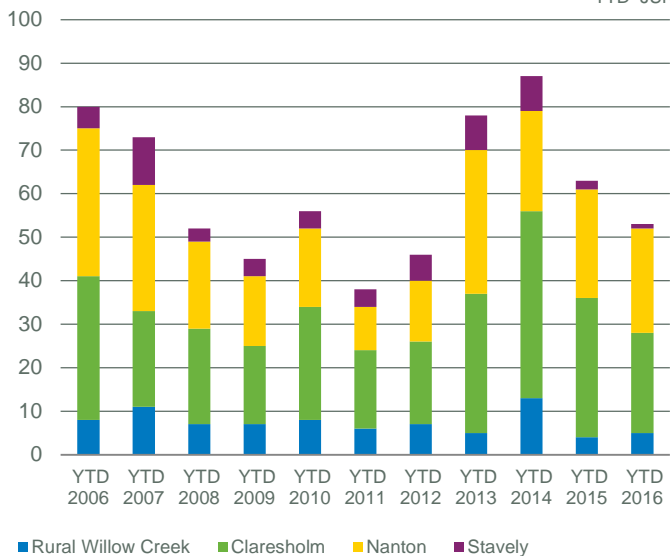
JUNE



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

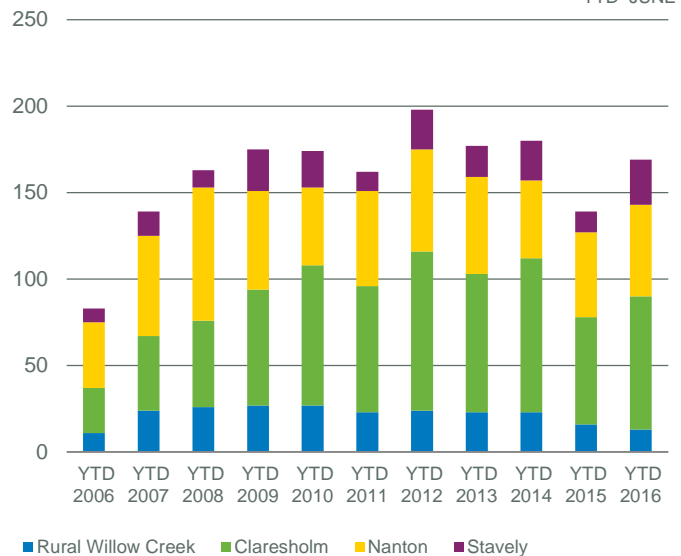
YTD JUNE



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



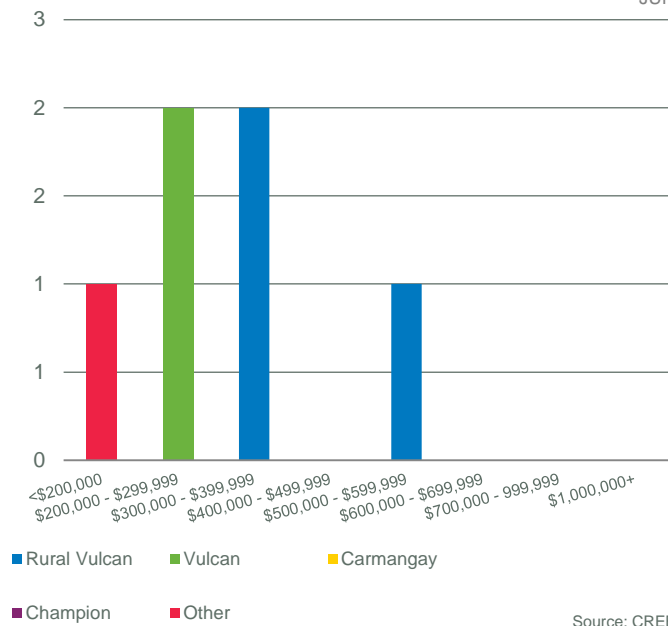
Source: CREB®

June 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*	6	9	66.67%	62	10.33	-	302,500	282,500	100%
Rural Vulcan*	3	2	150.00%	18	6.00	-	398,333	340,000	50%
Vulcan*	2	4	50.00%	24	12.00	-	225,000	225,000	33%
Carmangay*	0	0	-	5	-	-	-	-	0%
Champion*	0	0	-	2	-	-	-	-	0%
Other*	1	3	33.33%	13	13.00	-	170,000	170,000	17%

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

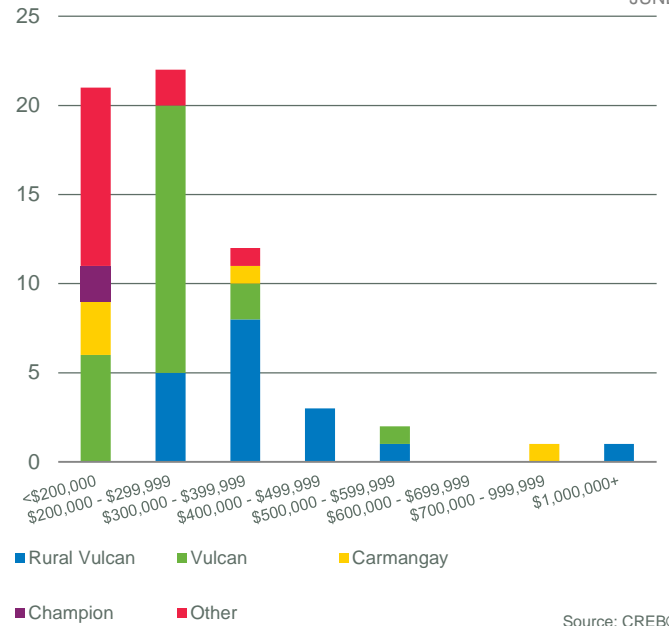
SALES BY PRICE RANGE

JUNE



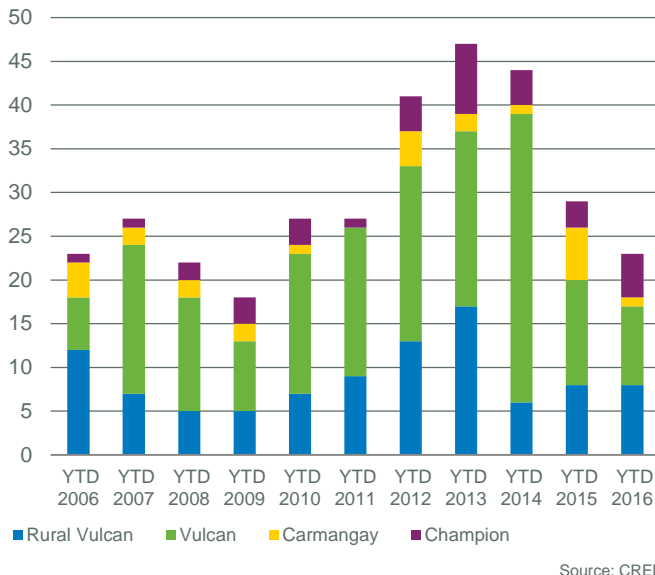
INVENTORY BY PRICE RANGE

JUNE



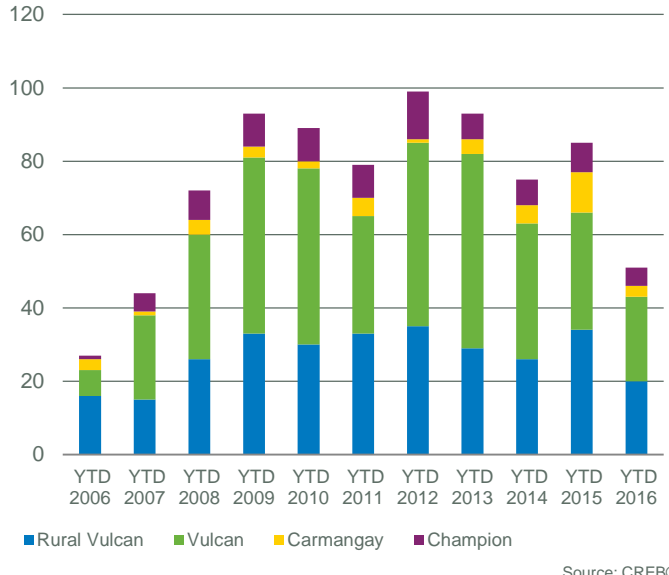
VULCAN SALES: YEAR-TO-DATE

YTD JUNE



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



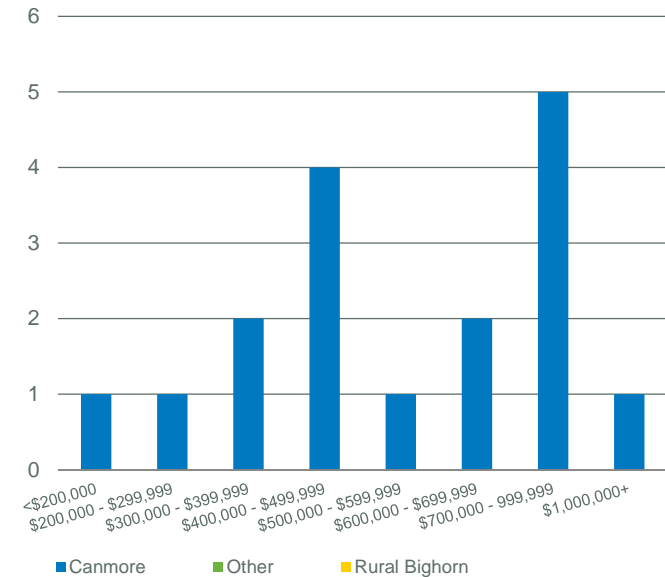
Jun 2016

June 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*	17	44	38.64%	131	7.71	-	603,765	545,000	100%
Rural Bighorn*	0	1	0.00%	6	-	-	-	-	0%
Canmore*	17	38	44.74%	115	6.76	-	603,765	545,000	100%
Other*	0	5	0.00%	10	-	-	-	-	0%

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

SALES BY PRICE RANGE

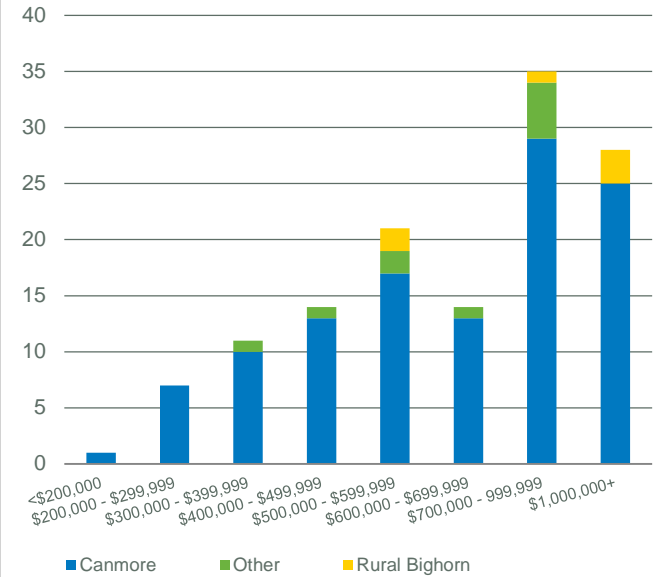
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

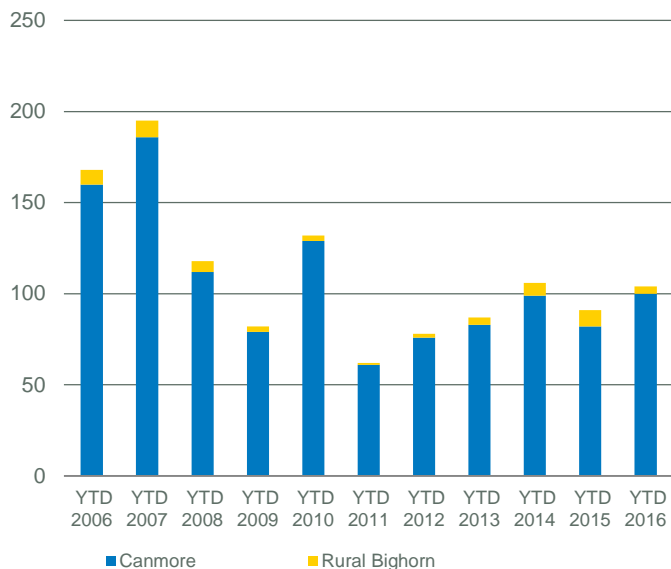
JUNE



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

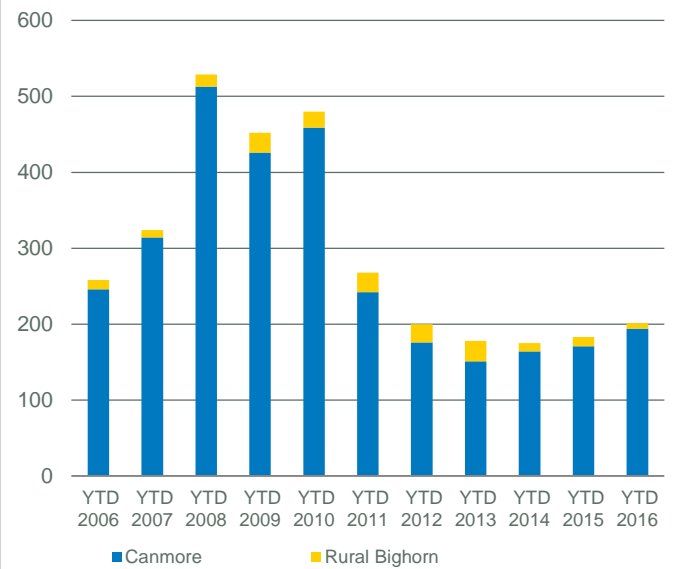
YTD JUNE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



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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