



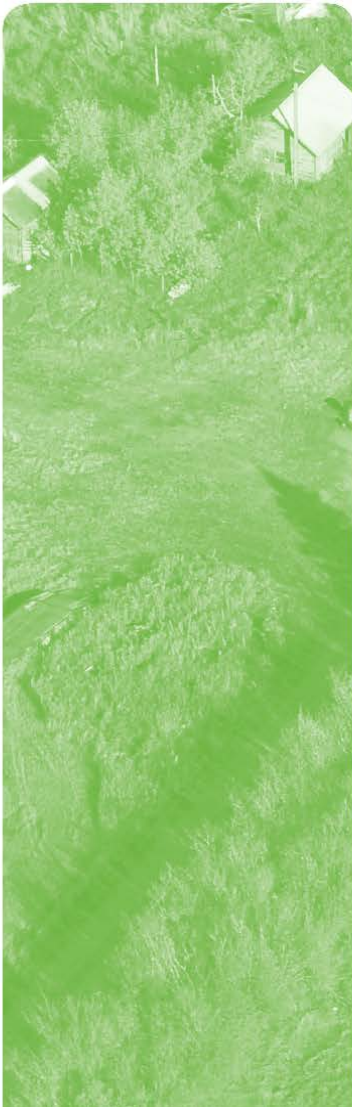
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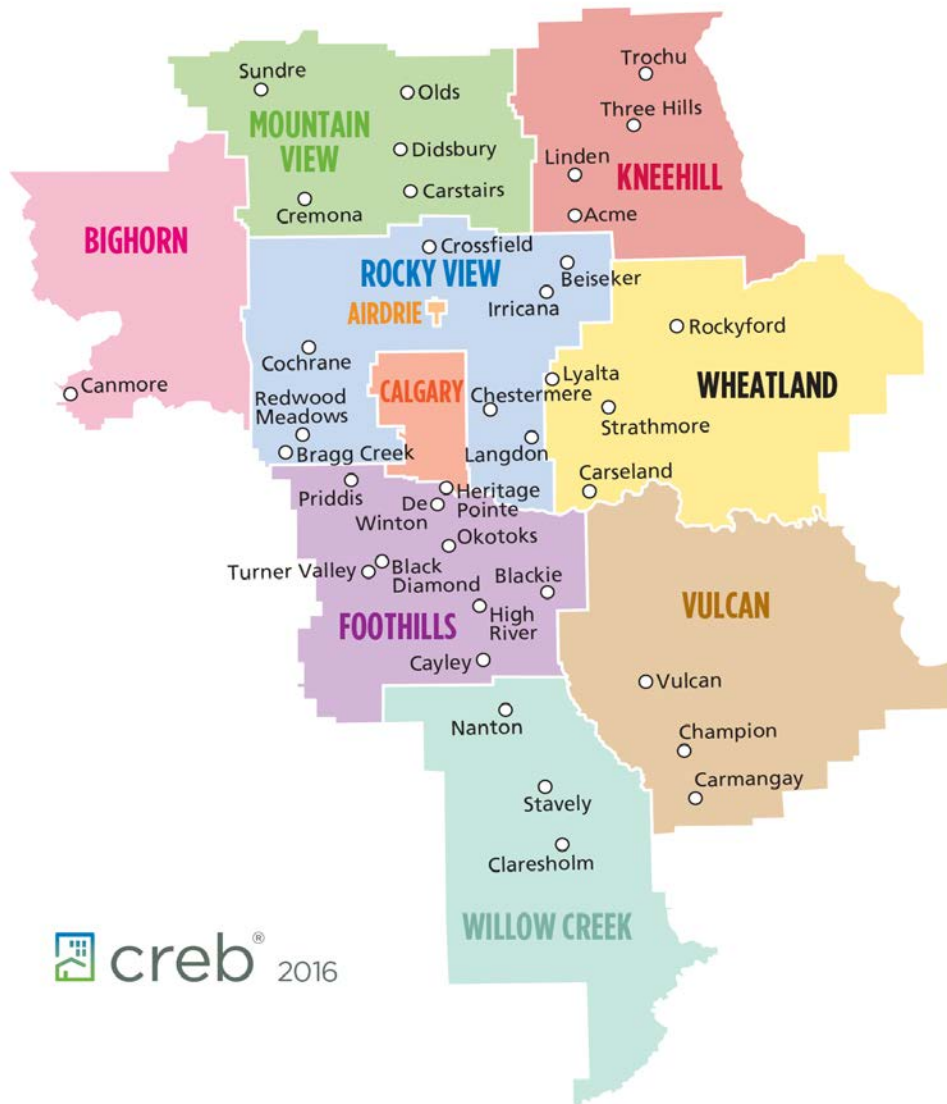
MONTHLY STATISTICS PACKAGE

Calgary Region

August 2016



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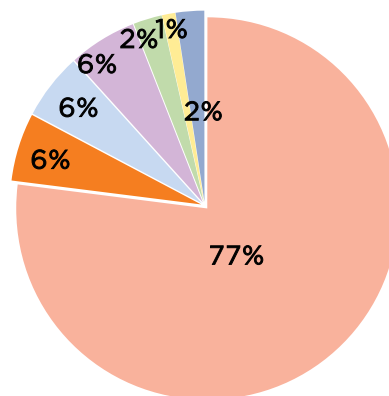
REGIONAL HIGHLIGHTS

September 1, 2016

- The detached housing market in Airdrie has remained fairly resilient as the year-to-date decline in new listings outpaced the decline in sales activity, preventing gains in overall inventory levels. While there has been some downward pressure on pricing the detached benchmark home price for this year has averaged \$387,550, 2.7 per cent below last year's levels.
- Detached home sales continue to improve in Okotoks while new listings retracted, causing August inventory levels to also retract. While detached months of supply have averaged over 4 months so far this year, levels have eased from a high of 7 months in January to 3.5 months in August. Year-to-date the detached benchmark price in Okotoks averaged \$422,863, similar to level recorded last year.
- Inventory levels in Cochrane remain somewhat elevated compared to historical levels. While sales activity has remained aligned with historical norms, additional inventory continues to place downward pressure on pricing. Year-to-date detached benchmark prices in Cochrane averaged \$410,975 this year, a 4 per cent decline compared to last year.

SHARE OF SALES August 2016

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



Source: CREB®

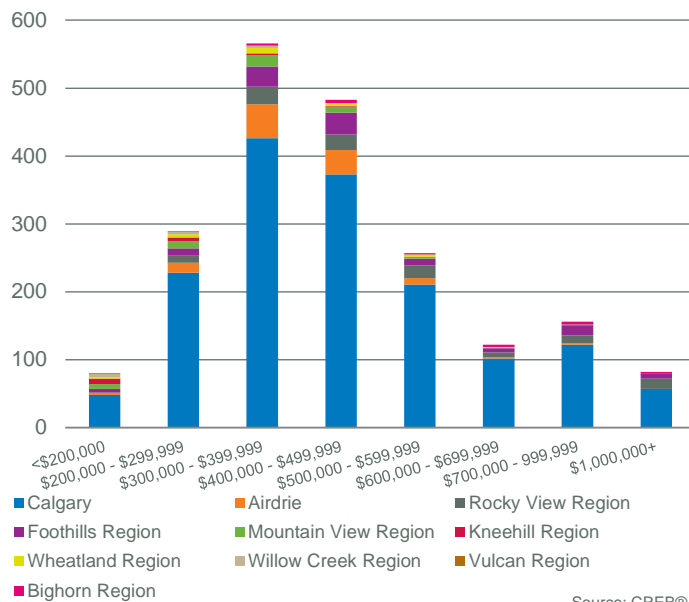
*CREB®'s analysis only considers surrounding areas with enough activity to

Aug. 16

August 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,567	2,759	56.80%	5,656	3.61	440,200	474,605	419,000	77%
Airdrie	117	173	67.63%	417	3.56	358,100	394,188	380,000	6%
Rocky View Region	113	248	45.56%	860	7.61	546,600	603,316	485,000	6%
Foothills Region	117	185	63.24%	596	5.09	394,200	526,738	424,000	6%
Mountain View Region	49	105	46.67%	407	8.31	305,200	339,773	339,000	2%
Kneehill Region	16	15	106.67%	80	5.00	-	229,891	199,250	1%
Wheatland Region	23	46	50.00%	202	8.78	206,800	371,170	370,000	1%
Willow Creek Region	11	22	50.00%	99	9.00	-	234,500	217,500	1%
Vulcan Region	2	17	11.76%	64	32.00	-	259,500	259,500	0%
Bighorn Region	20	19	105.26%	96	4.80	-	605,193	561,500	1%
CREB® Economic Region	2,035	3,589	56.70%	8,477	4.17	436,500	473,561	413,000	100%

CREB® SALES BY PRICE RANGE

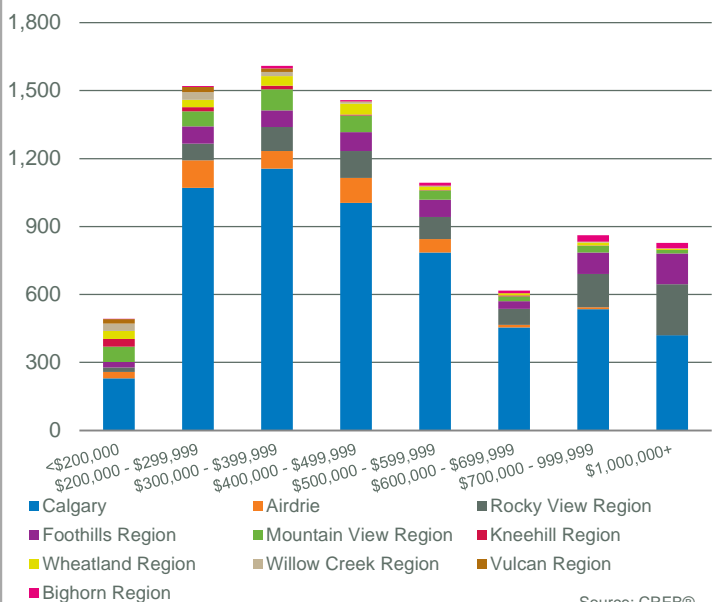
AUGUST



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

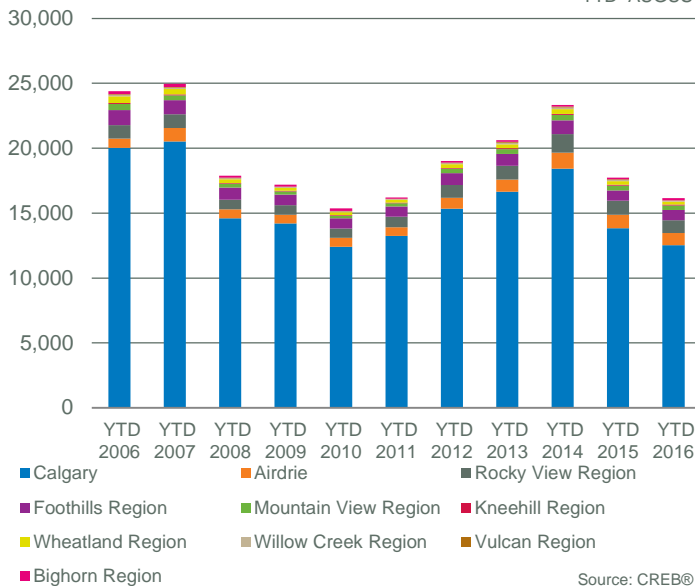
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Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

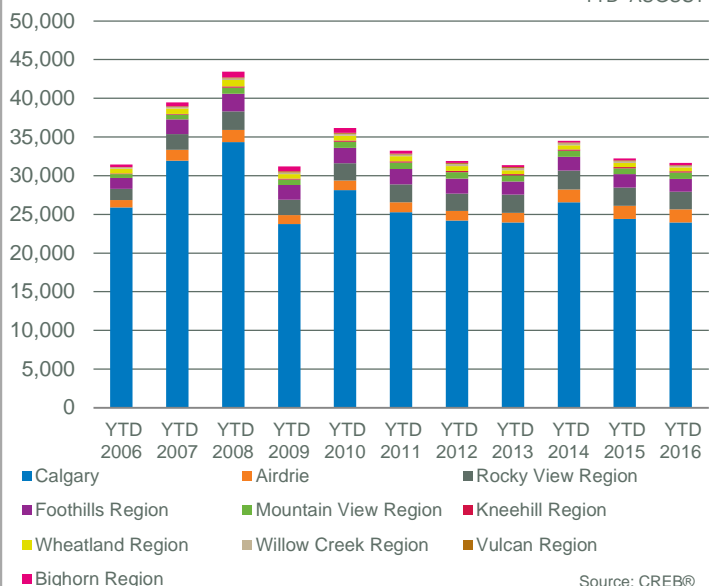
YTD AUGUST



Source: CREB®

CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

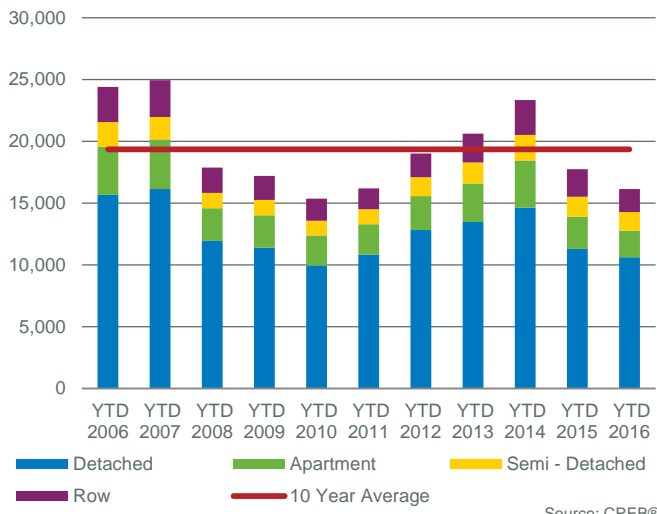
YTD AUGUST



Source: CREB®

CREB® ECONOMIC REGION TOTAL SALES

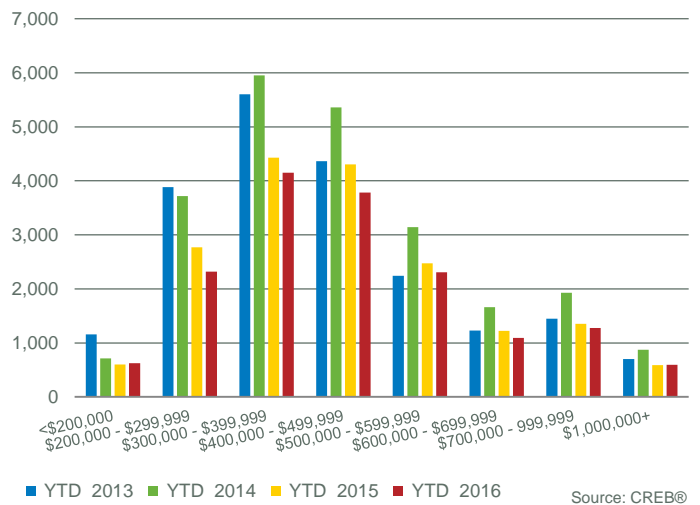
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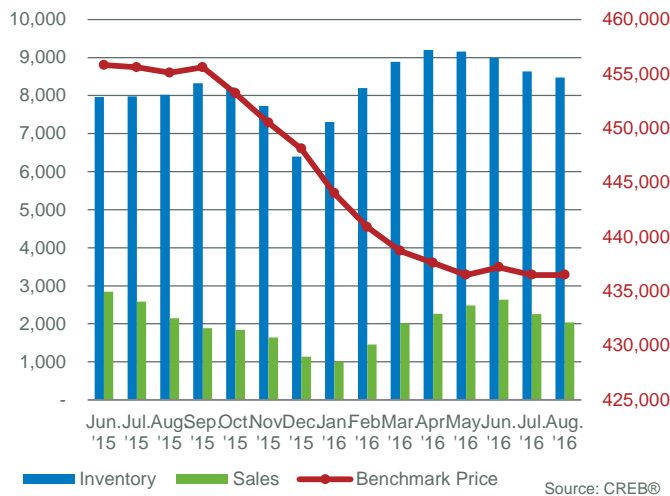
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

YTD AUGUST



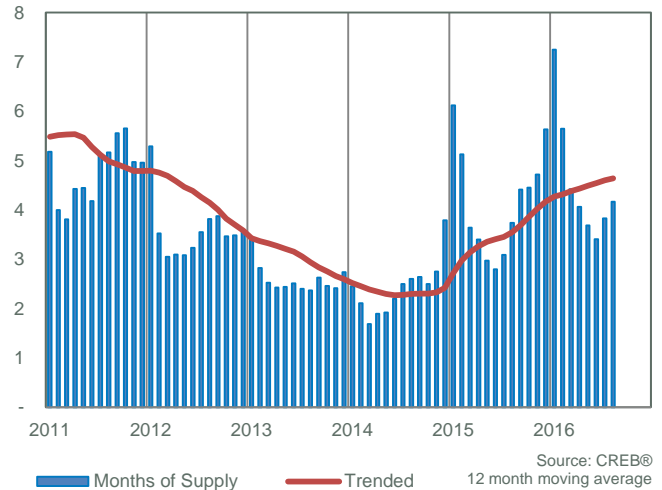
Source: CREB®

CREB® ECONOMIC REGION INVENTORY AND SALES



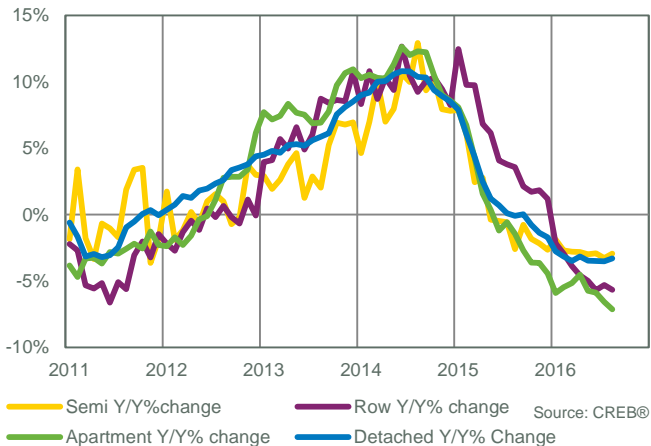
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CREB® ECONOMIC REGION MONTHS OF INVENTORY



Source: CREB®

CREB® ECONOMIC REGION PRICE CHANGE



Source: CREB®

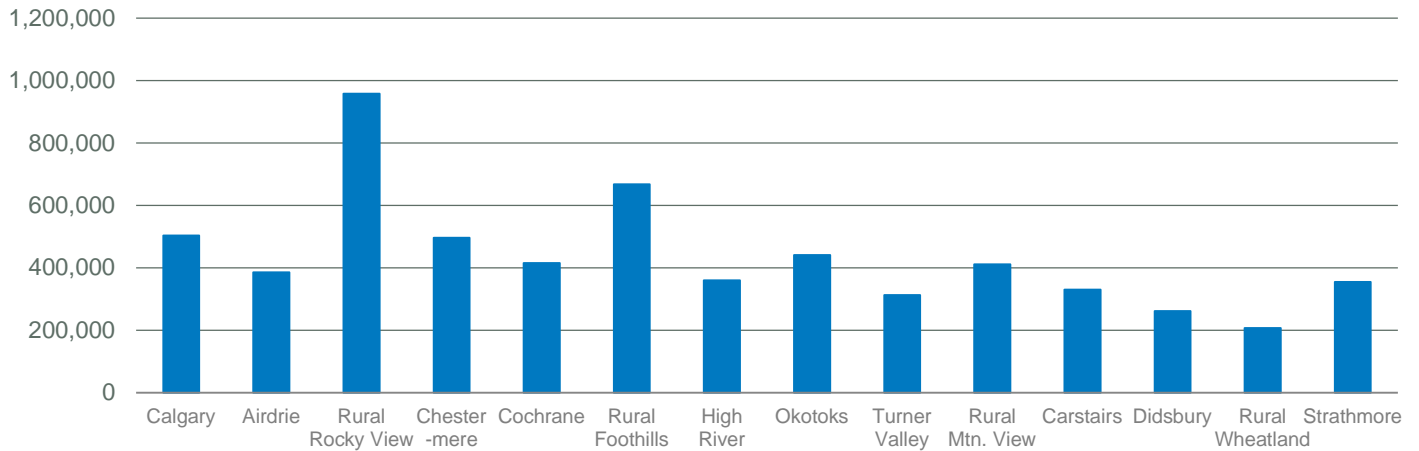
CREB® ECONOMIC REGION PRICES



Source: CREB®

DETACHED BENCHMARK PRICE

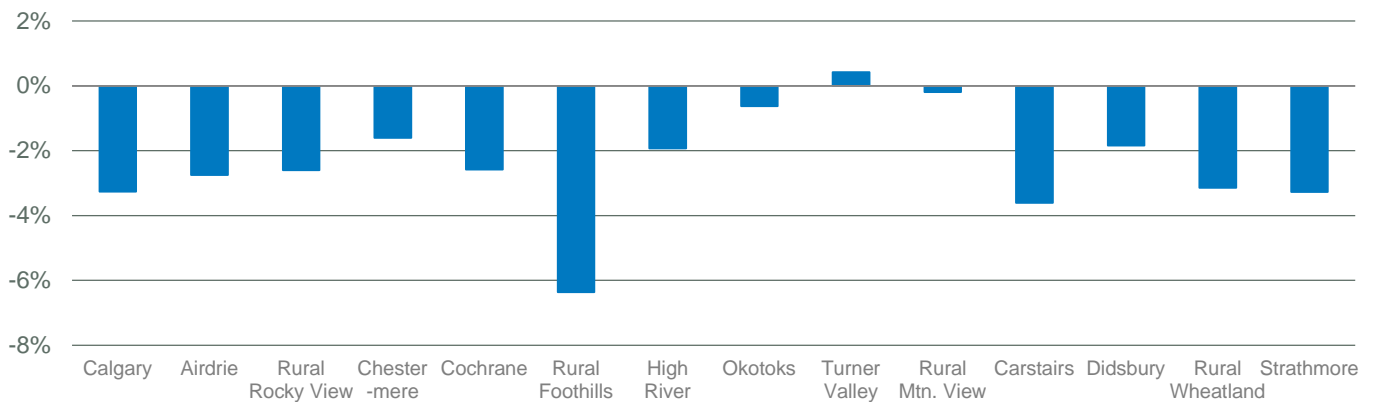
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

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Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

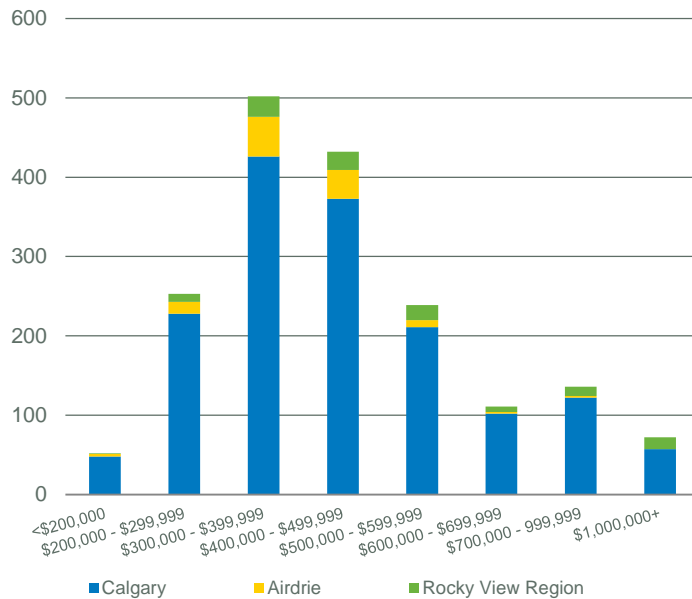
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,307	4,854	3	1984	2	1
Airdrie	1,463	4,651	3	1998	2	1
Rural Rocky View	2,130	87,120	3	1991	3	1
Cochrane	1,456	5,740	3	1996	2	1
Chestermere	1,884	5,593	3	2001	2	1
Rural Foothills	1,723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

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Airdrie	117	173	67.63%	417	3.56	358,100	394,188	380,000	7%
Rocky View Region	113	248	45.56%	860	7.61	546,600	603,316	485,000	6%
Calgary CMA	1,797	3,180	56.51%	6,933	3.86	440,300	477,463	417,000	100%

CALGARY CMA SALES BY PRICE RANGE

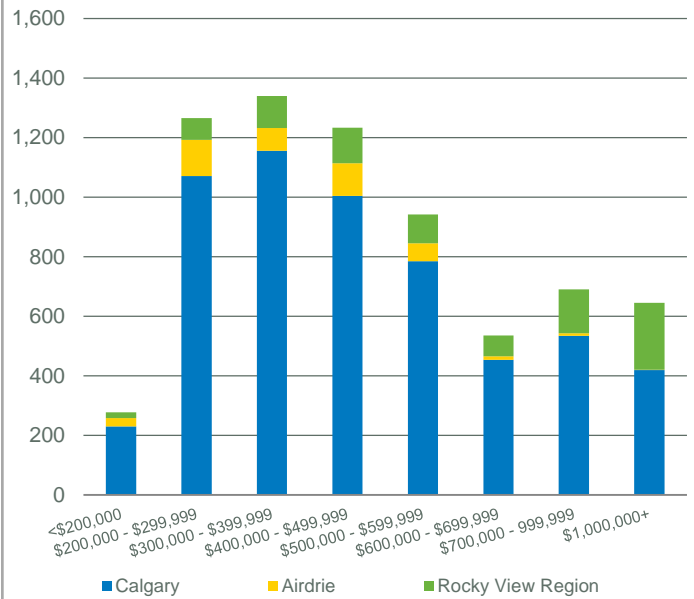
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

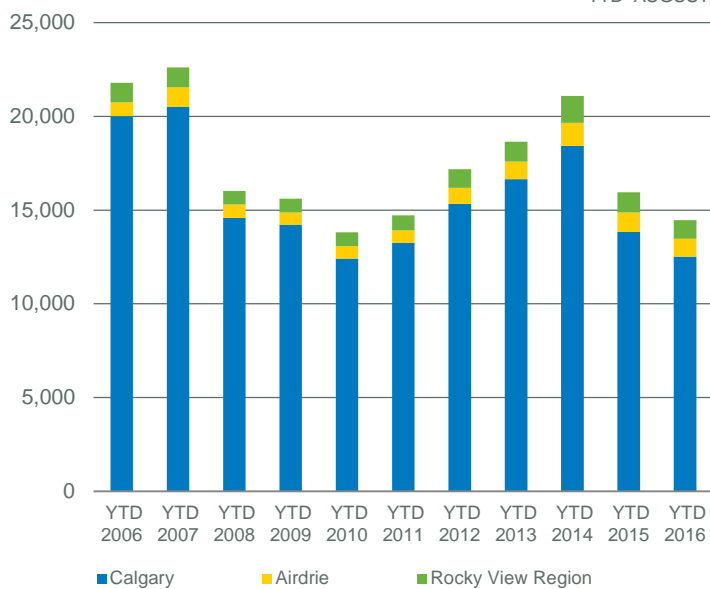
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

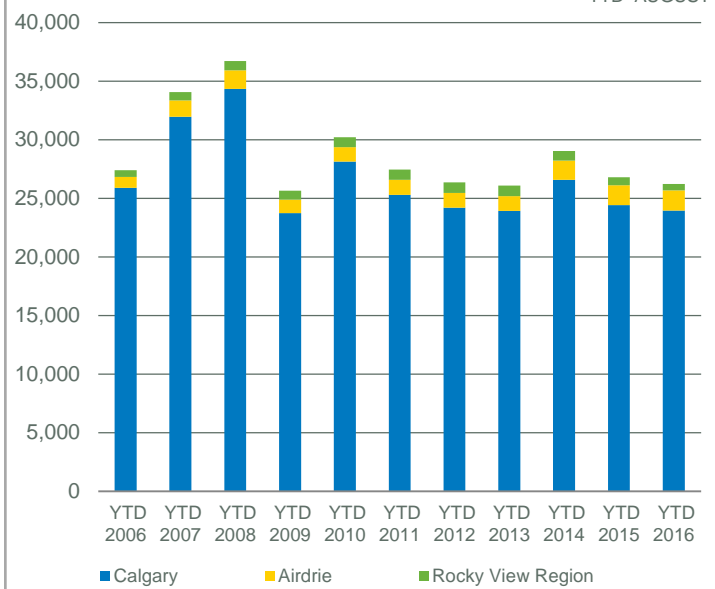
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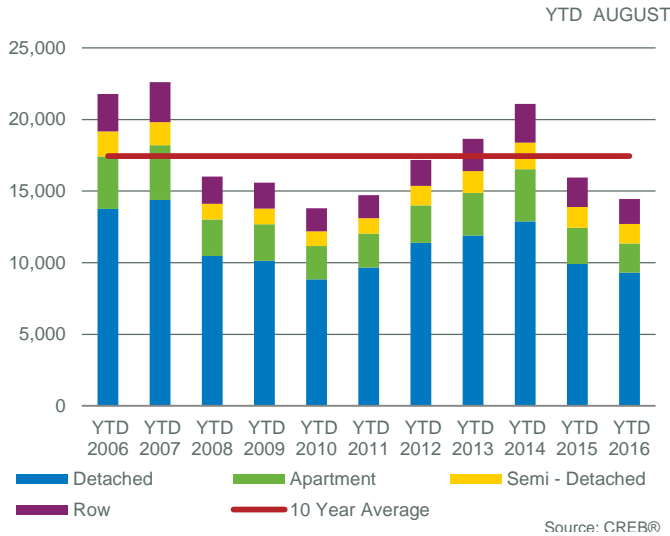
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

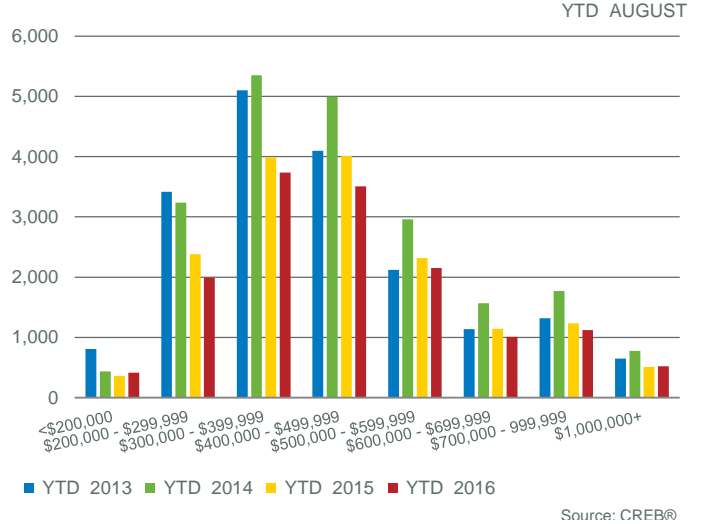


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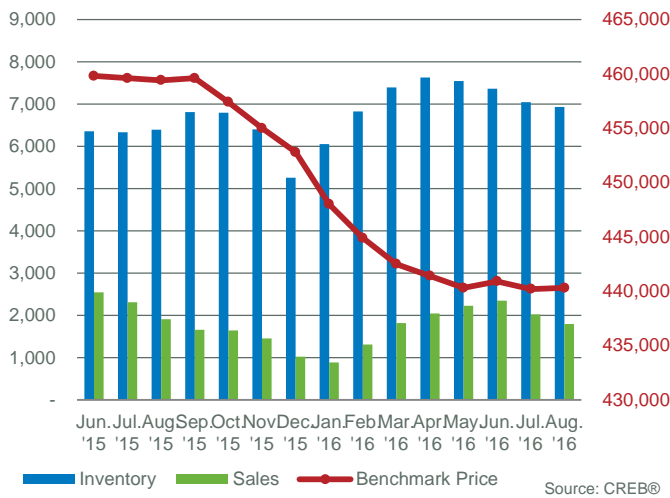
CALGARY CMA TOTAL SALES



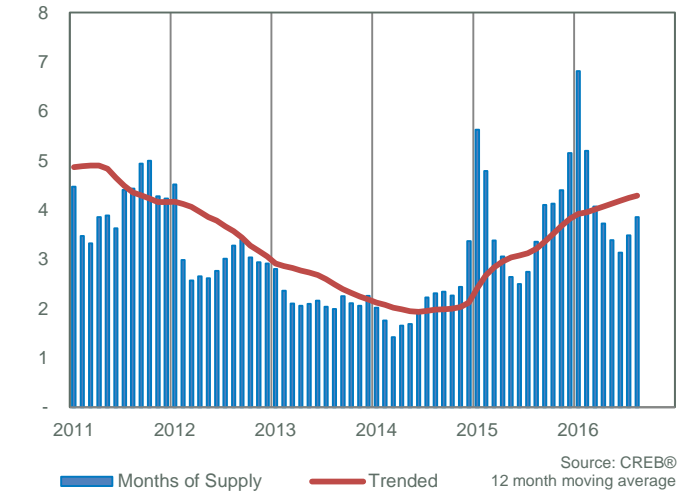
CALGARY CMA TOTAL SALES BY PRICE RANGE



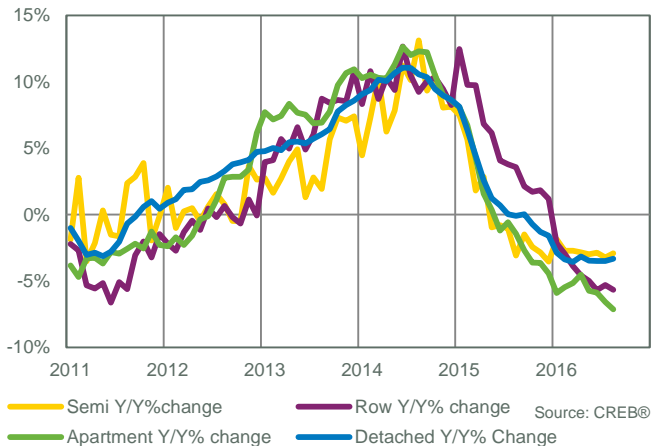
CALGARY CMA INVENTORY AND SALES



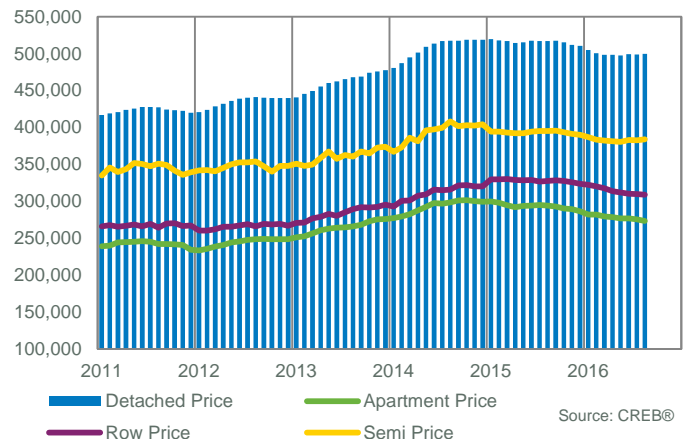
CALGARY CMA MONTHS OF INVENTORY



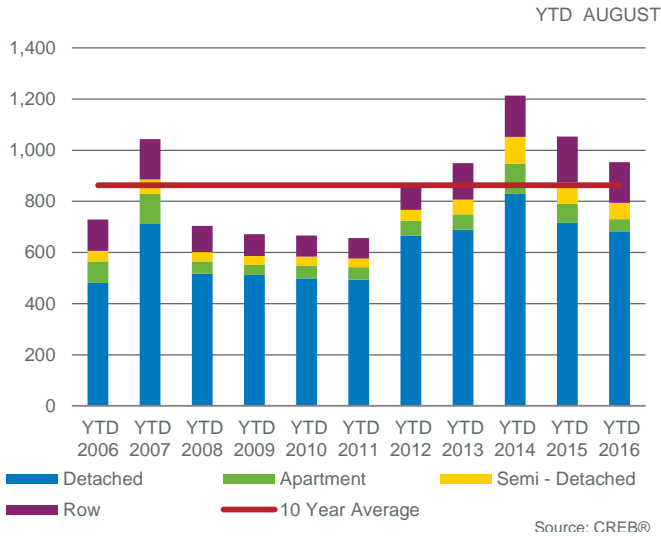
CALGARY CMA PRICE CHANGE



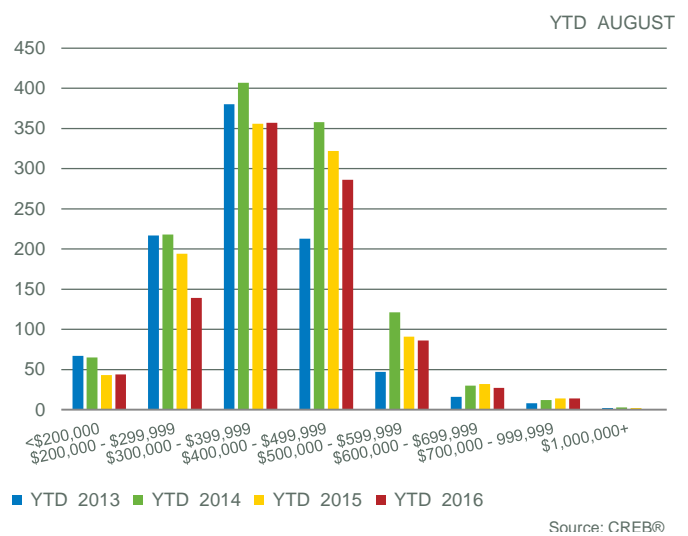
CALGARY CMA PRICES



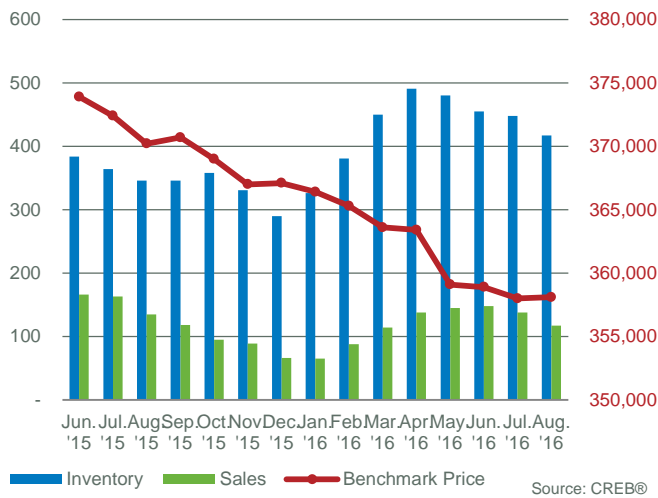
AIRDRIE TOTAL SALES



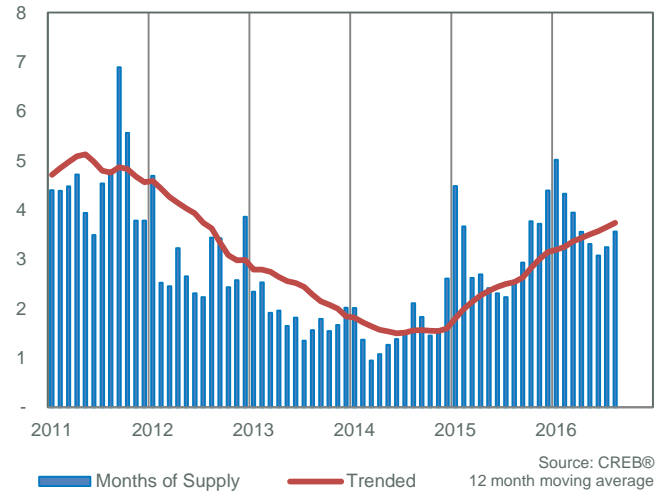
AIRDRIE TOTAL SALES BY PRICE RANGE



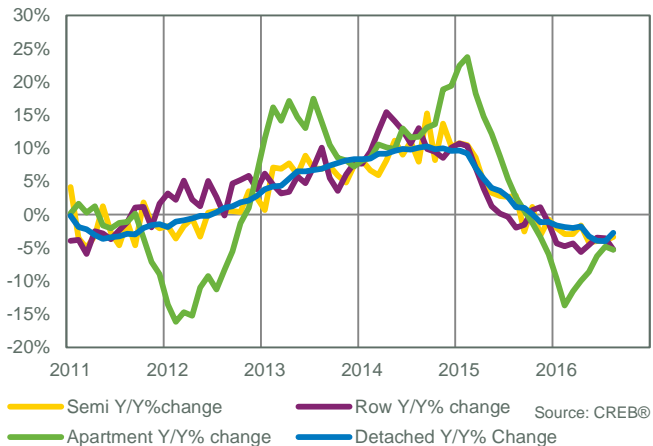
AIRDRIE INVENTORY AND SALES



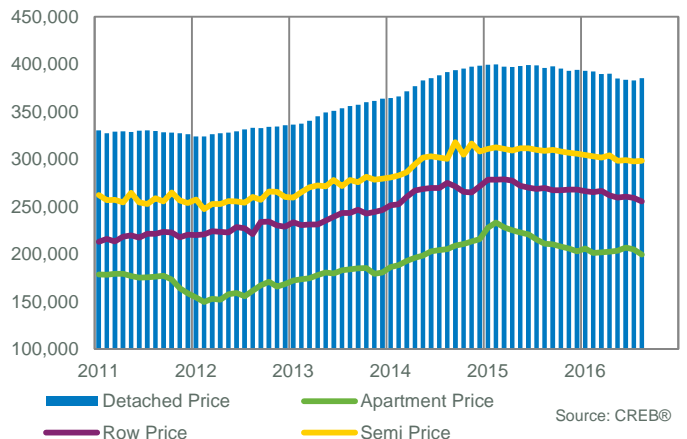
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



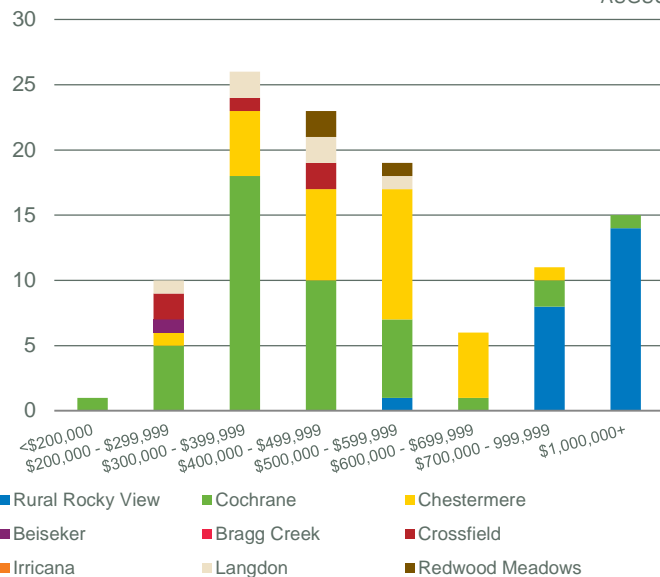
AIRDRIE PRICES



August 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	113	248	45.56%	860	7.61	546,600	603,316	485,000	100%
Rural Rocky View	23	66	34.85%	285	12.39	958,400	1,190,435	1,100,000	20%
Beiseker	1	2	50.00%	11	11.00	-	274,000	274,000	1%
Bragg Creek	0	6	0.00%	15	-	-	-	-	0%
Chestermere	29	50	58.00%	183	6.31	484,600	508,542	513,500	26%
Cochrane	44	92	47.83%	278	6.32	429,100	422,147	385,500	39%
Crossfield	5	5	100.00%	29	5.80	-	371,800	380,000	4%
Irricana	0	4	0.00%	9	-	-	-	-	0%
Langdon	6	16	37.50%	29	4.83	-	399,500	400,000	5%
Redwood Meadows	3	3	100.00%	10	3.33	-	460,833	457,500	3%
Other	2	4	50.00%	11	5.50	-	780,000	780,000	2%

SALES BY PRICE RANGE

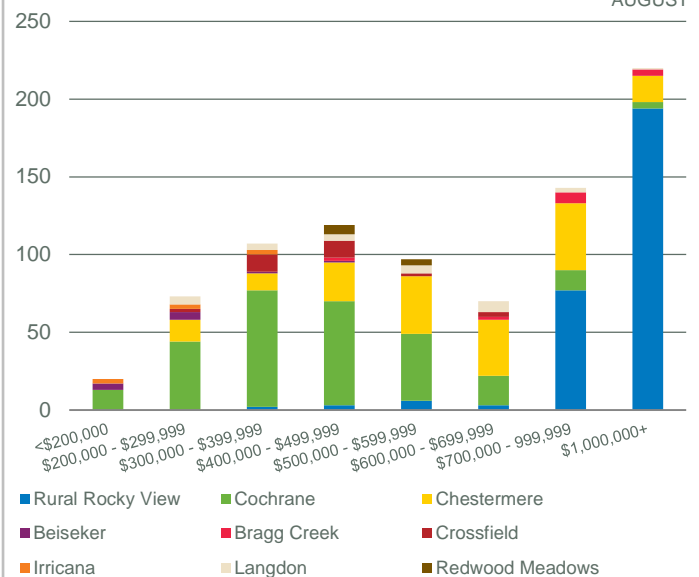
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

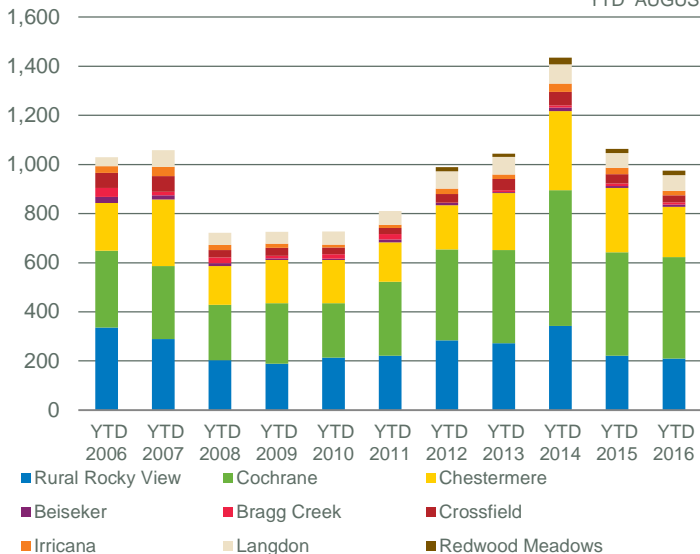
AUGUST



Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

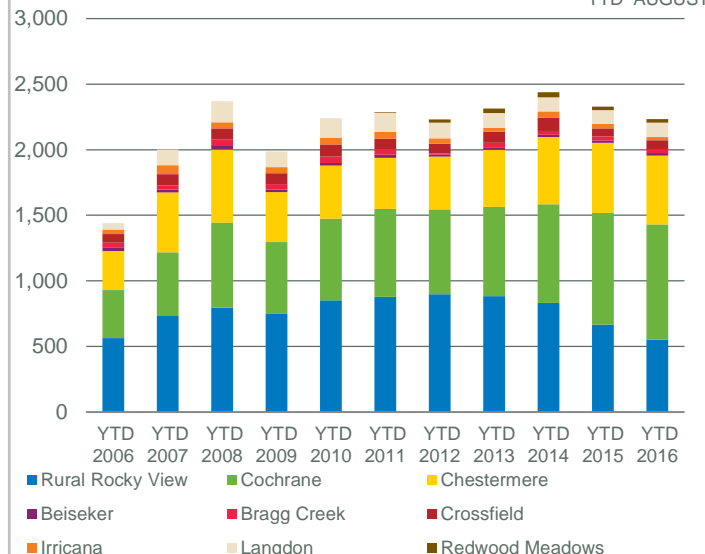
YTD AUGUST



Source: CREB®

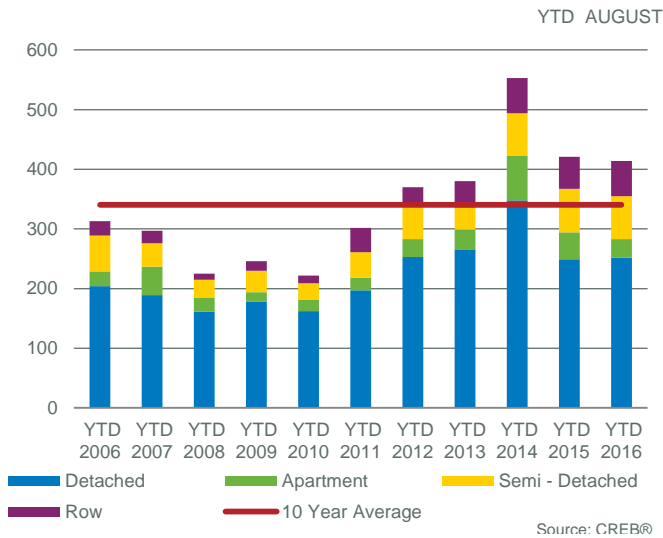
ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

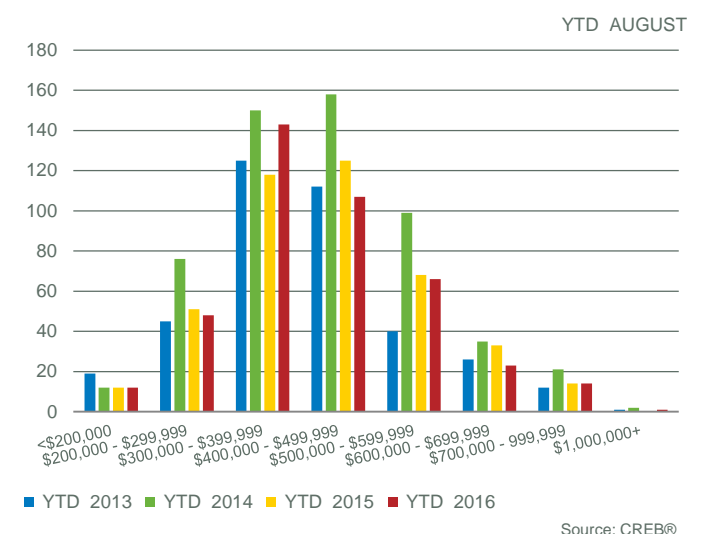


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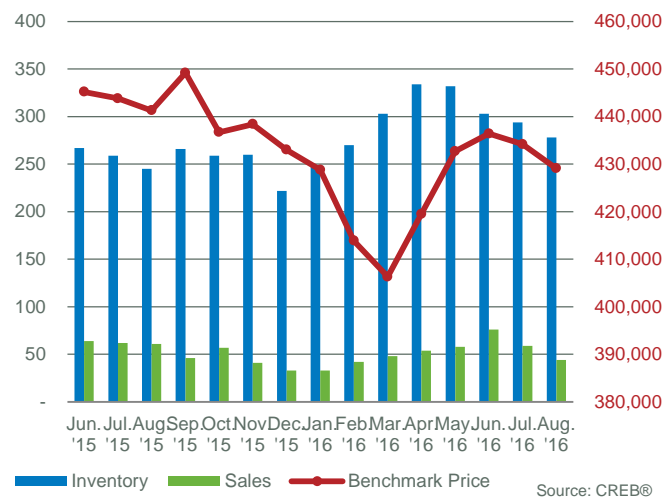
COCHRANE TOTAL SALES



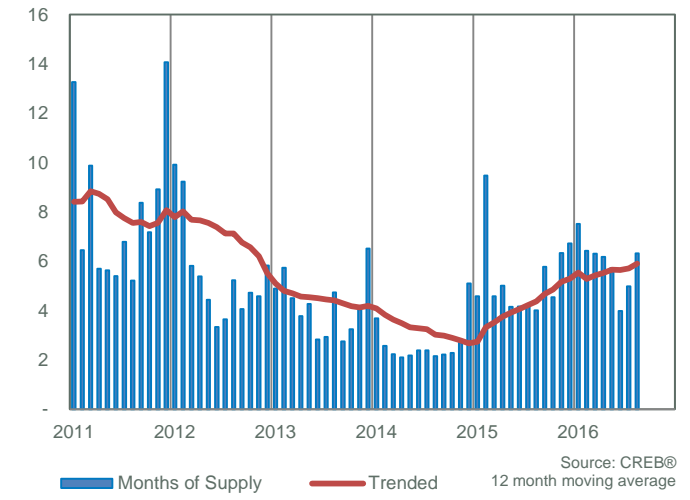
COCHRANE TOTAL SALES BY PRICE RANGE



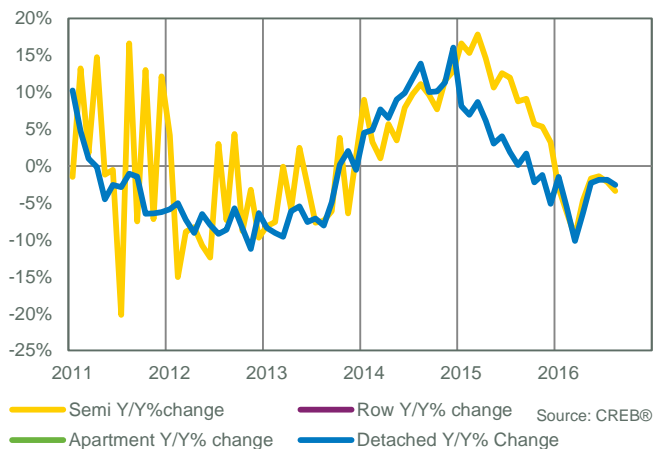
COCHRANE INVENTORY AND SALES



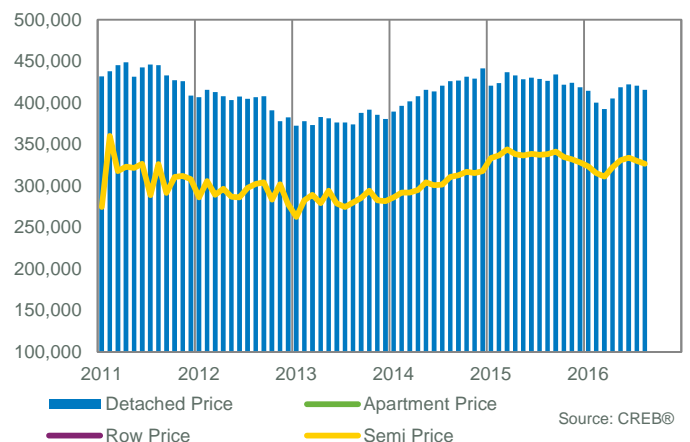
COCHRANE MONTHS OF INVENTORY



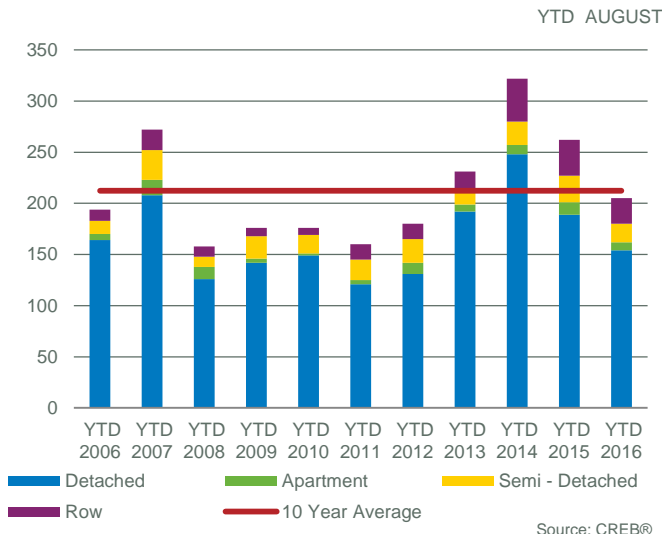
COCHRANE PRICE CHANGE



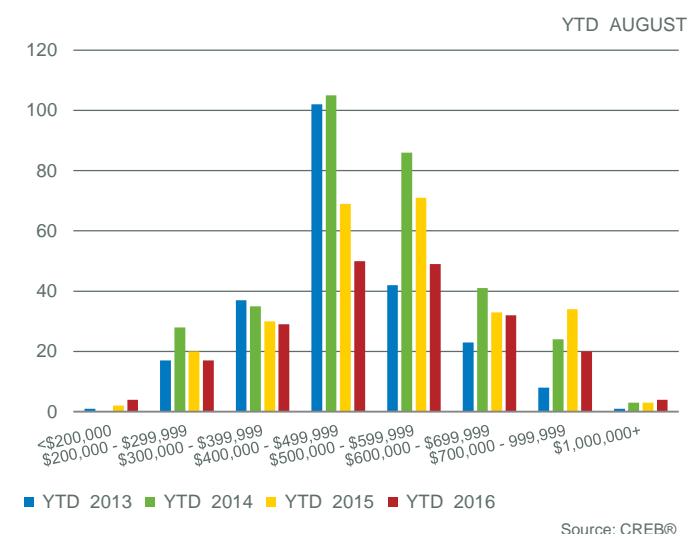
COCHRANE PRICES



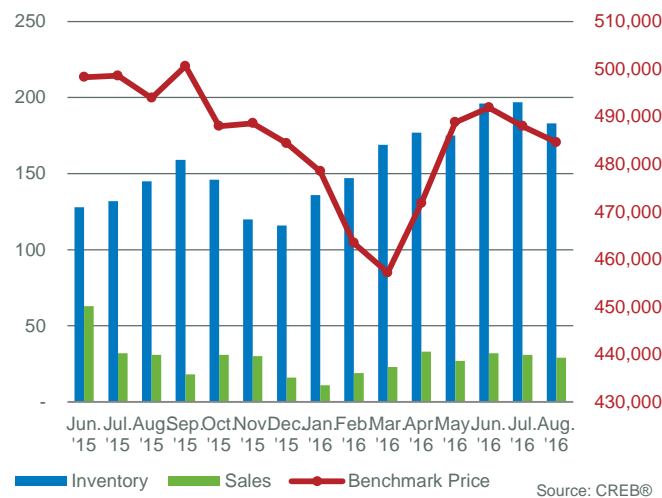
CHESTERMERE TOTAL SALES



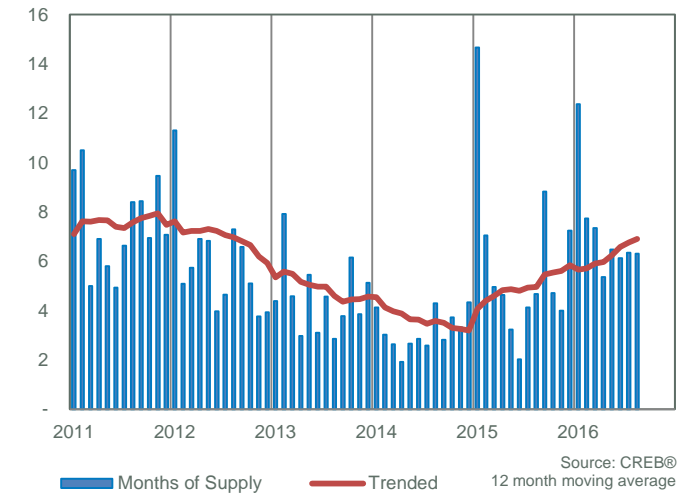
CHESTERMERE TOTAL SALES BY PRICE RANGE



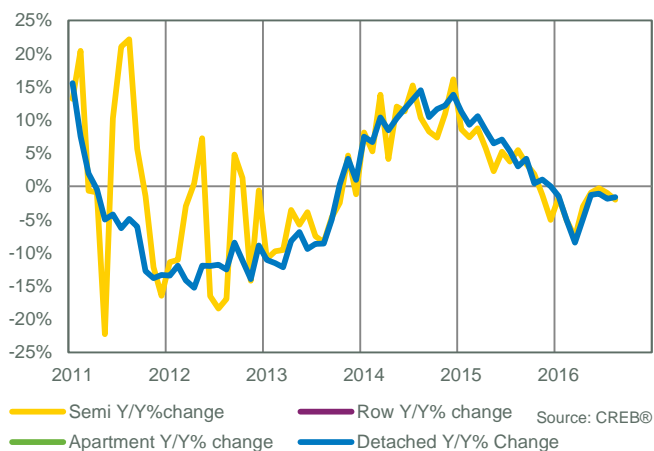
CHESTERMERE INVENTORY AND SALES



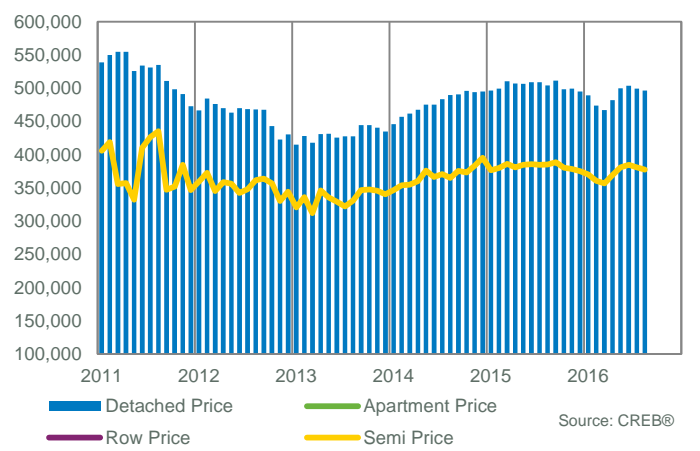
CHESTERMERE MONTHS OF INVENTORY



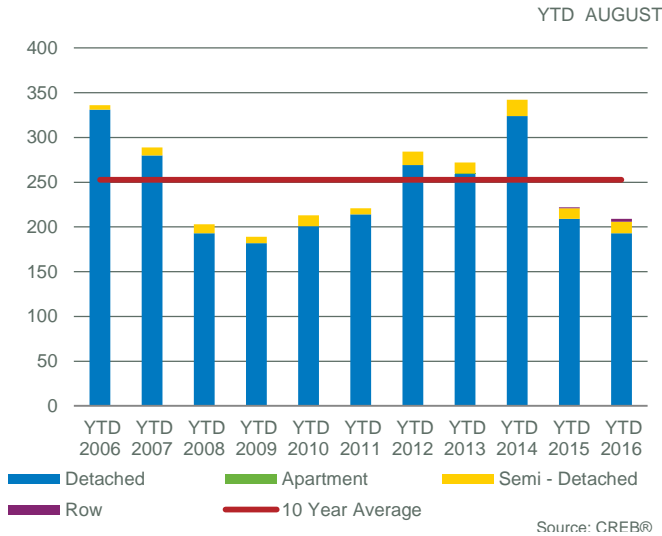
CHESTERMERE PRICE CHANGE



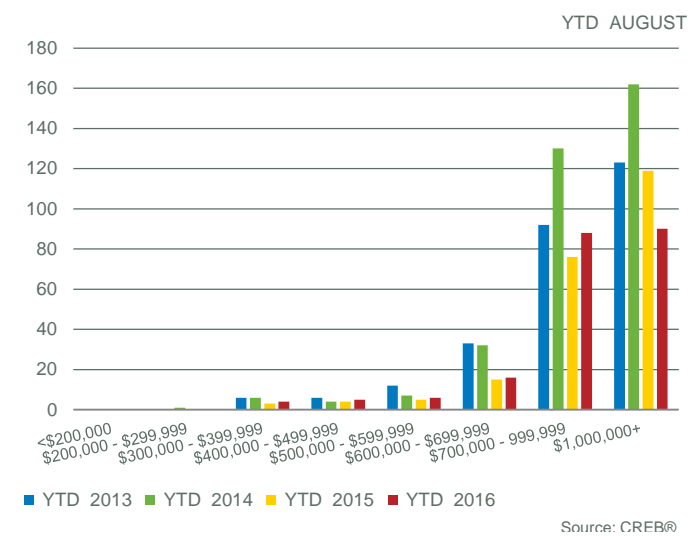
CHESTERMERE PRICES



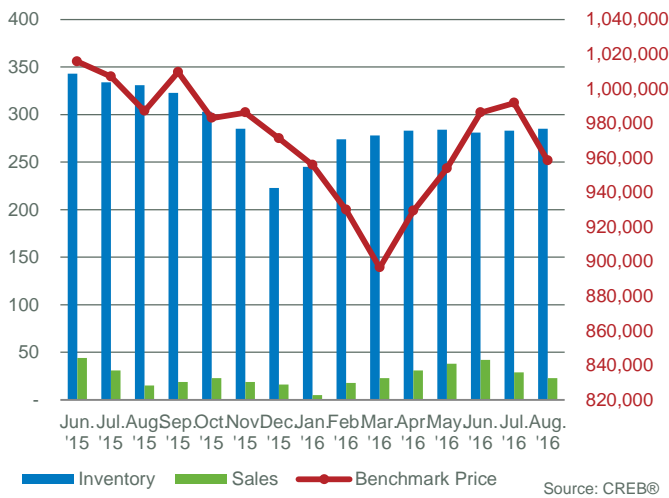
RURAL ROCKY VIEW TOTAL SALES



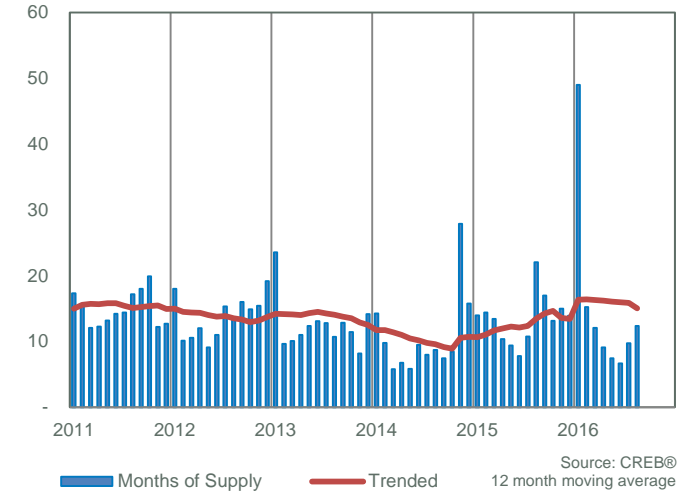
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



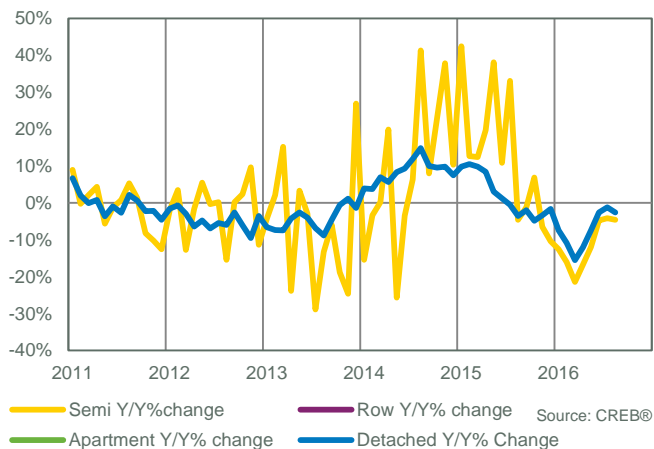
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



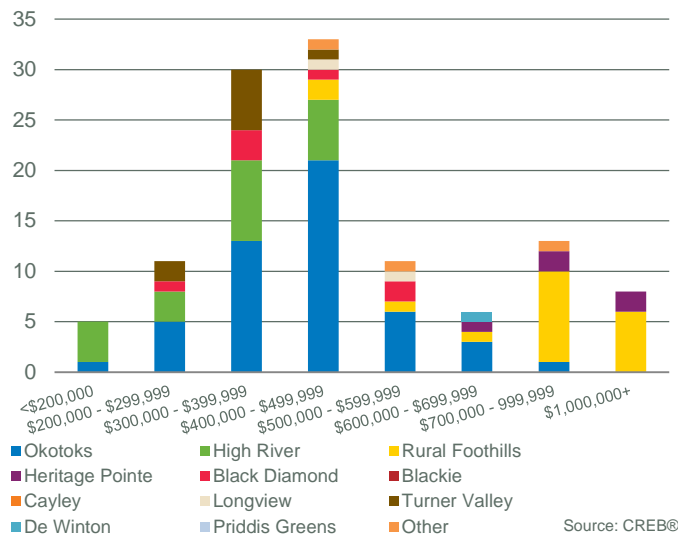
RURAL ROCKY VIEW PRICES



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Total Foothills Region	117	185	63.24%	674	5.76	394,200	526,738	424,000	100%
Rural Foothills	19	32	59.38%	165	8.68	670,300	1,000,797	825,000	16%
Black Diamond	7	8	87.50%	17	2.43	-	407,143	387,500	6%
Blackie	0	1	0.00%	7	-	-	-	-	0%
Cayley	0	0	-	2	-	-	-	-	0%
De Winton	1	3	33.33%	9	9.00	-	660,000	660,000	1%
Heritate Pointe	5	5	100.00%	37	7.40	-	952,800	825,000	4%
High River	21	45	46.67%	129	6.14	342,600	316,067	320,000	18%
Okotoks	50	79	63.29%	184	3.68	434,100	425,546	418,250	42%
Turner Valley	9	6	150.00%	17	1.89	301,200	332,332	329,900	8%
Priddis Greens	2	1	200.00%	15	7.50	-	827,500	827,500	2%
Longview	2	2	100.00%	5	2.50	-	500,500	500,500	2%
Other	3	5	60.00%	14	4.67	-	592,833	572,500	3%

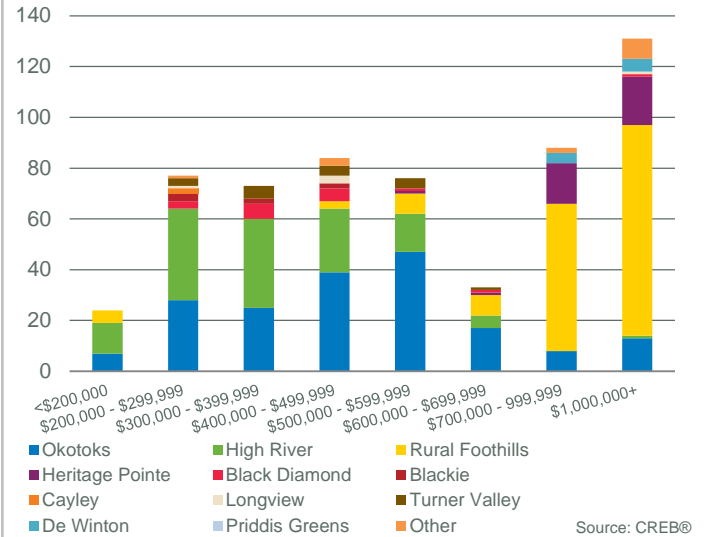
SALES BY PRICE RANGE

AUGUST



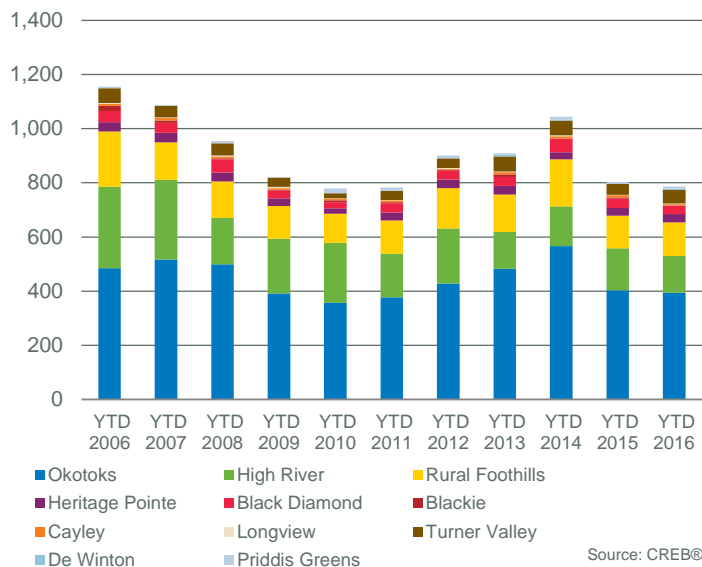
INVENTORY BY PRICE RANGE

AUGUST



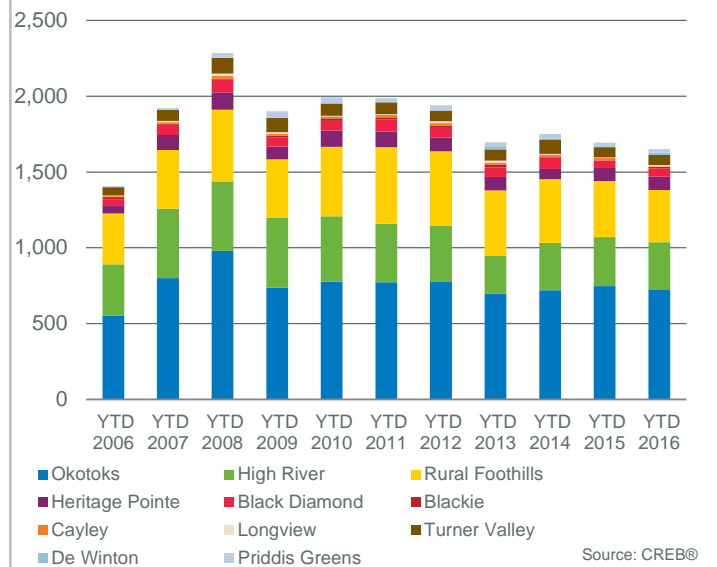
FOOTHILLS SALES: YEAR-TO-DATE

YTD AUGUST

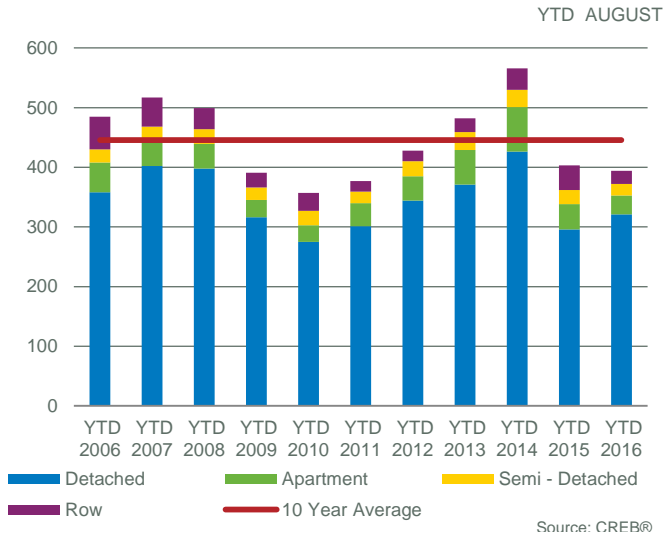


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

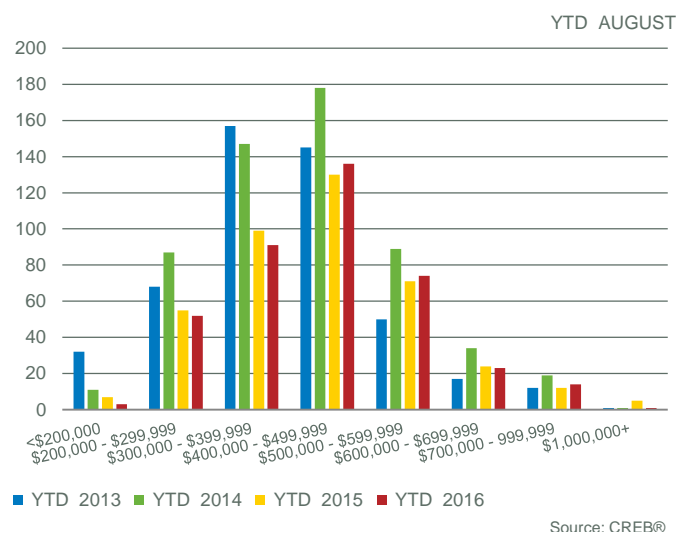
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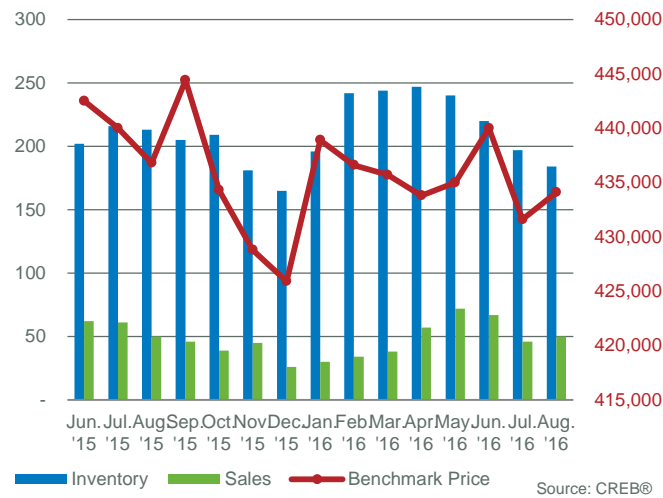
OKOTOKS TOTAL SALES



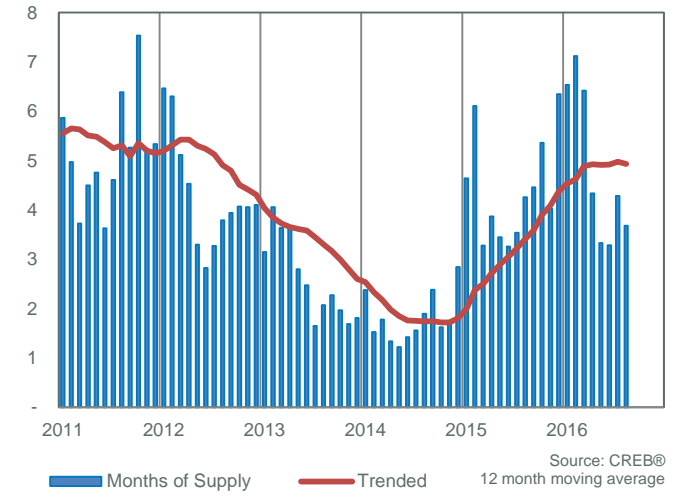
OKOTOKS TOTAL SALES BY PRICE RANGE



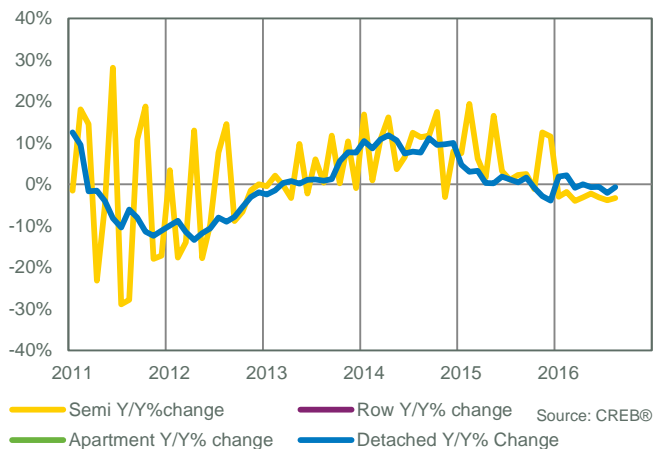
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



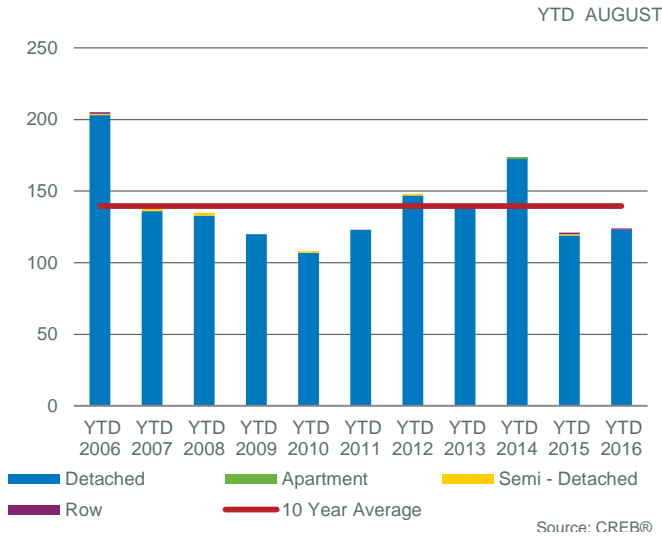
OKOTOKS PRICE CHANGE



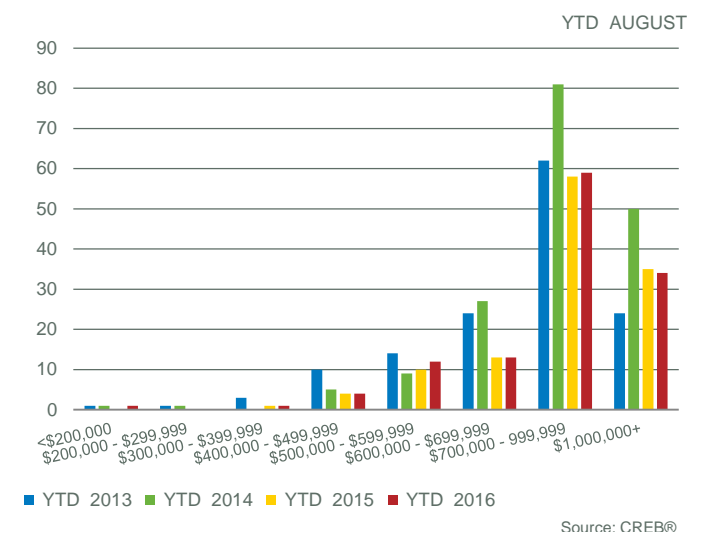
OKOTOKS PRICES



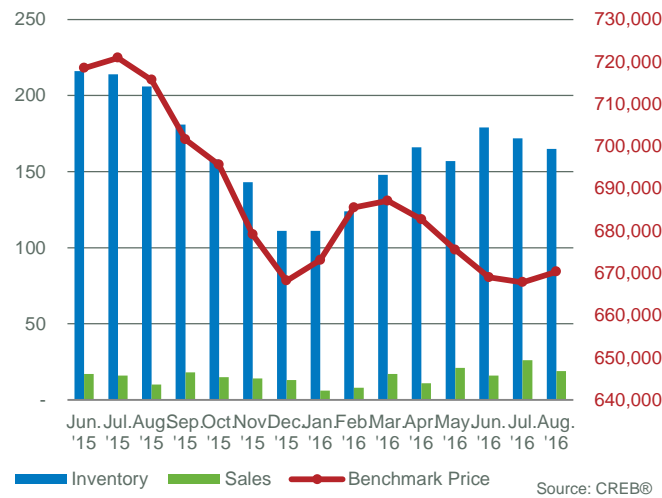
RURAL FoothILLS TOTAL SALES



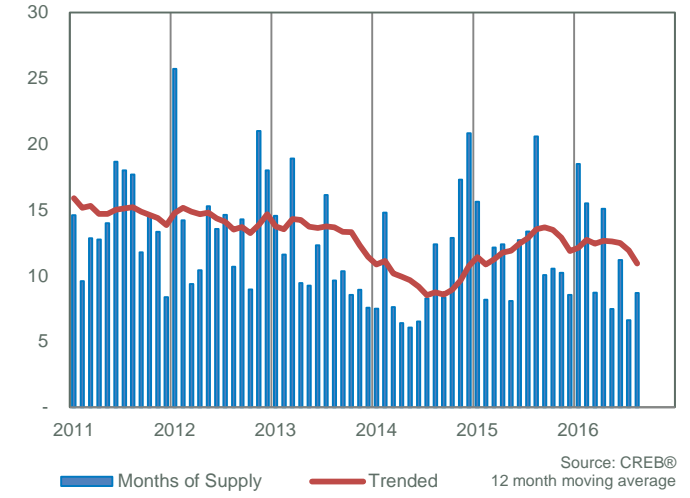
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



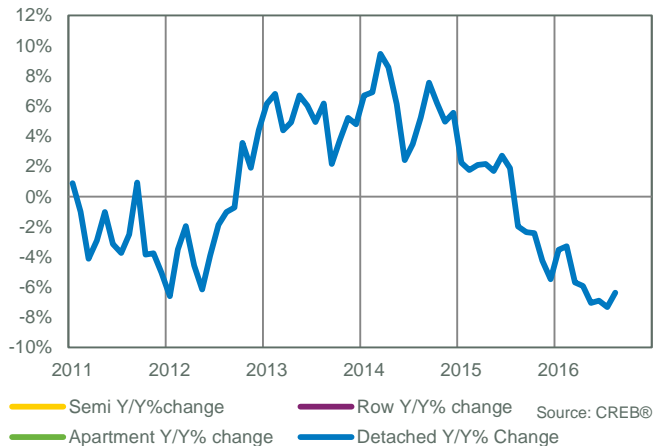
RURAL FoothILLS INVENTORY AND SALES



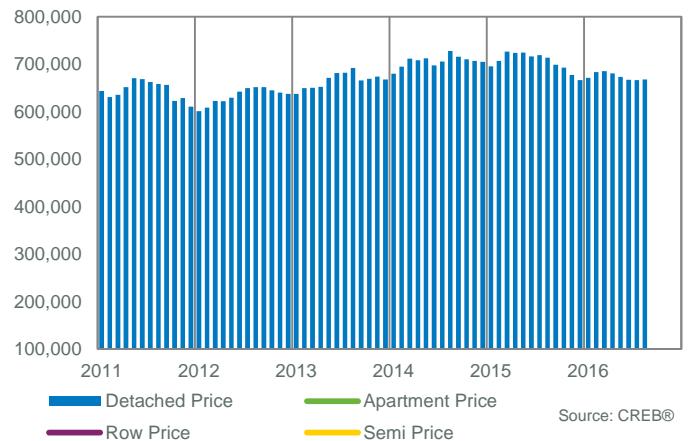
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES

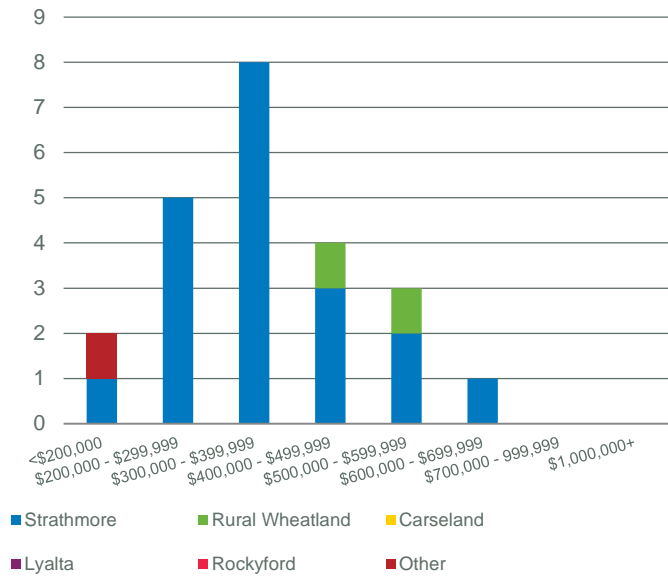


August 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	23	46	50.00%	202	8.78	206,800	371,170	370,000	100%
Rural Wheatland*	2	7	28.57%	35	17.50	206,700	512,500	512,500	9%
Carseland*	0	1	0.00%	3	-	-	-	-	0%
Lyalta*	0	1	0.00%	13	-	-	-	-	0%
Rockyford*	0	2	0.00%	4	-	-	-	-	0%
Strathmore	20	28	71.43%	124	6.20	353,600	368,970	361,250	87%
Gleichen	1	2	50.00%	5	5.00	-	132,500	132,500	4%
Other*	1	7	14.29%	23	23.00	-	132,500	132,500	4%

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

SALES BY PRICE RANGE

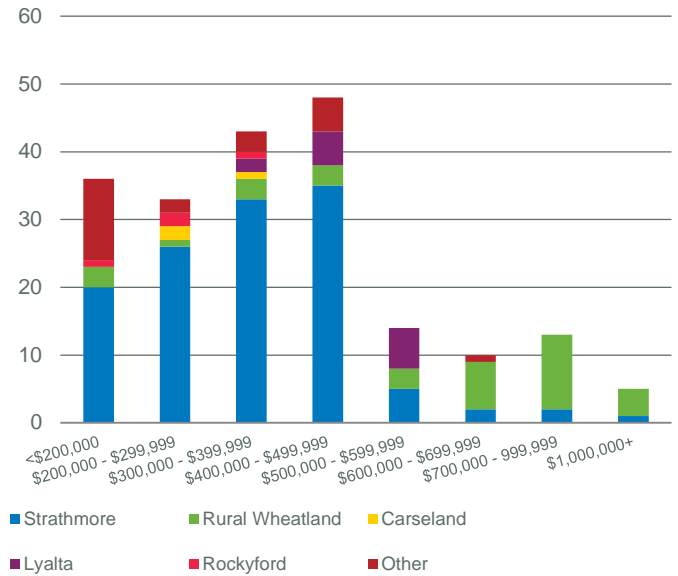
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

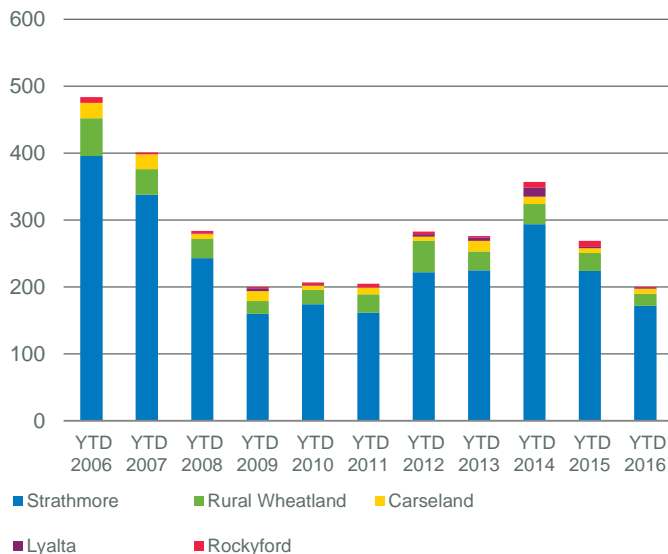
AUGUST



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

YTD AUGUST



Source: CREB®

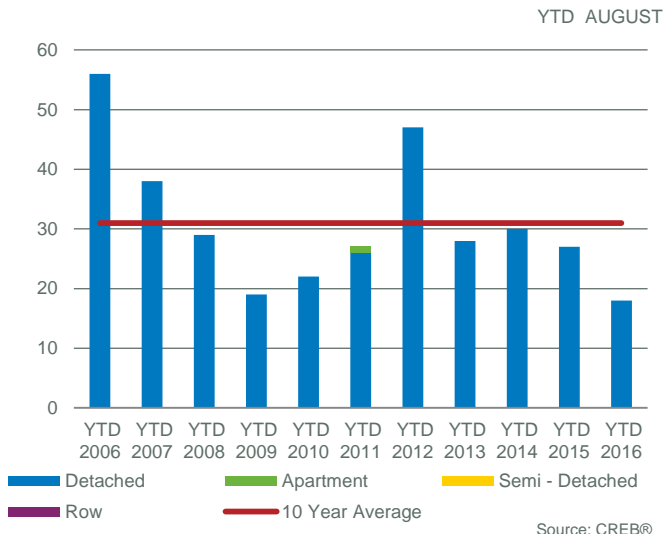
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

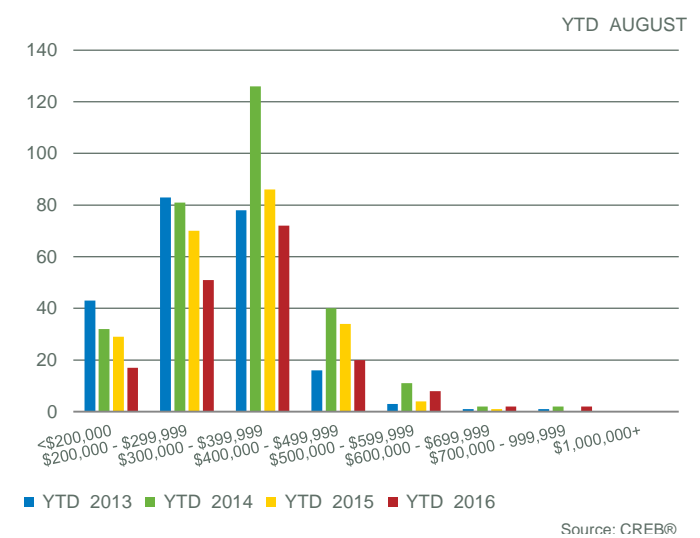


Source: CREB®

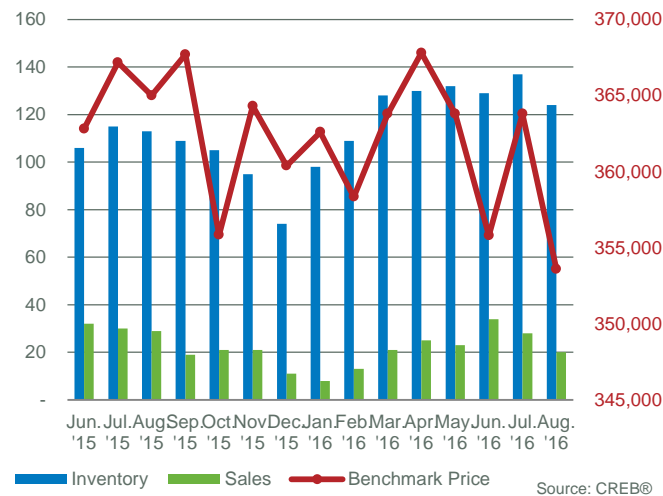
STRATHMORE TOTAL SALES



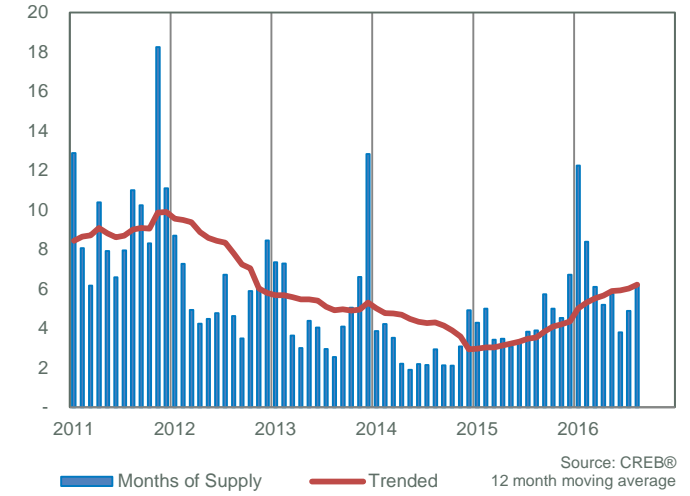
STRATHMORE TOTAL SALES BY PRICE RANGE



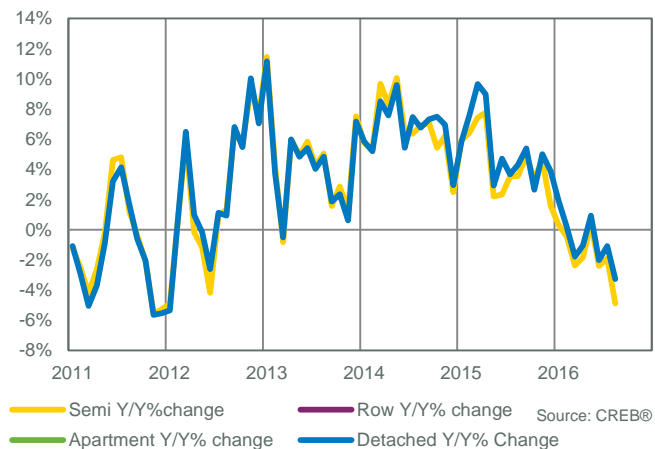
STRATHMORE INVENTORY AND SALES



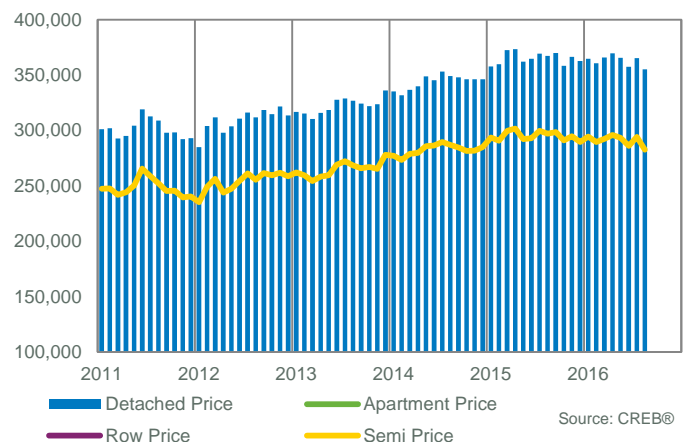
STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

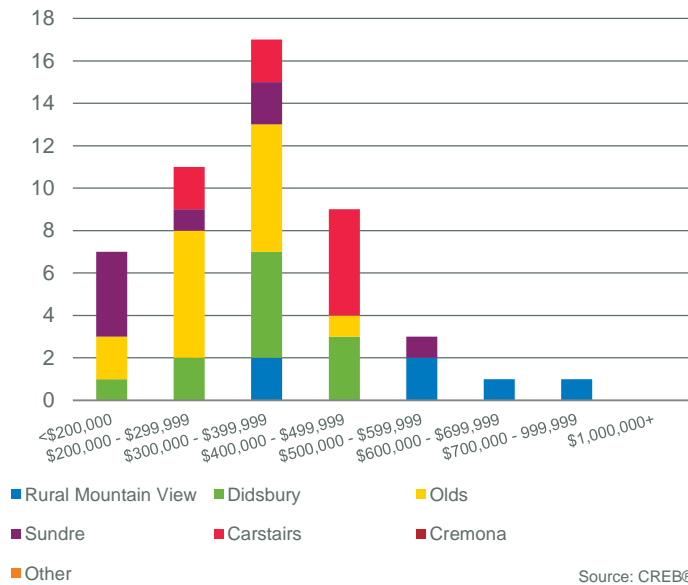


August 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	49	105	46.67%	407	8.31	305,200	339,773	339,000	100%
Rural Mountain View*	6	23	26.09%	131	21.83	413,500	534,567	554,000	12%
Carstairs	9	23	39.13%	65	7.22	329,600	369,333	415,000	18%
Cremona	0	1	0.00%	5	-	-	-	-	0%
Didsbury	11	20	55.00%	43	3.91	260,200	341,727	355,000	22%
Olds*	15	26	57.69%	101	6.73	301,900	296,733	296,000	31%
Sundre*	8	10	80.00%	58	7.25	280,700	238,438	177,500	16%
Other*	0	2	0.00%	4	-	-	-	-	0%

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

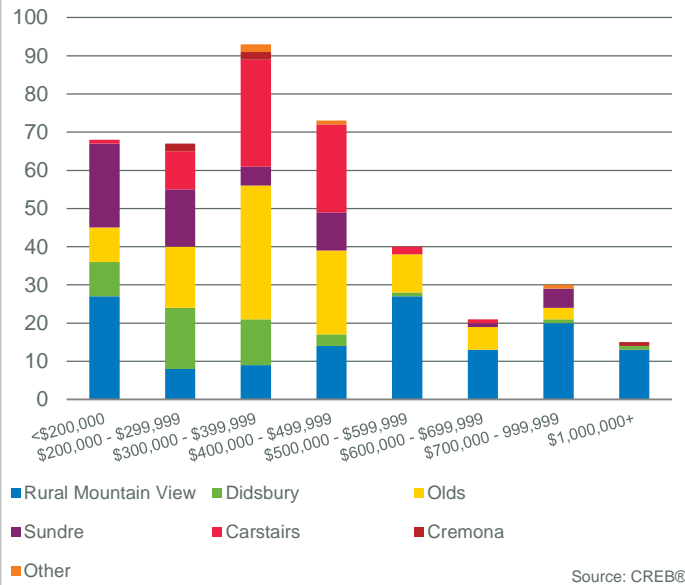
SALES BY PRICE RANGE

AUGUST



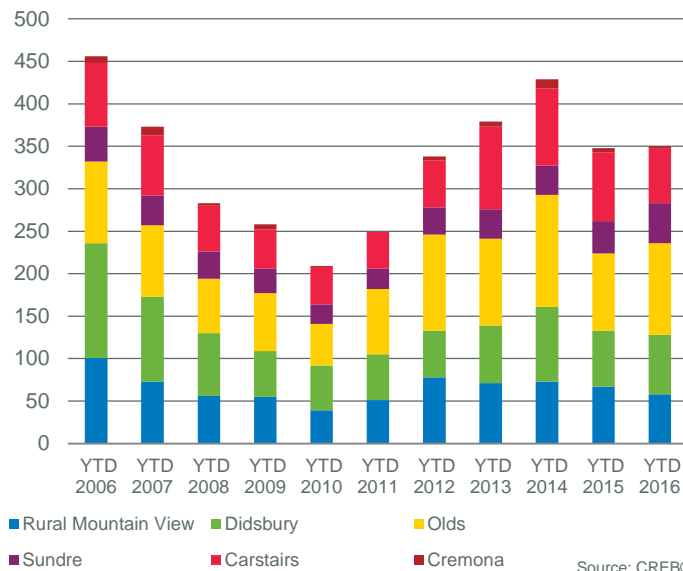
INVENTORY BY PRICE RANGE

AUGUST



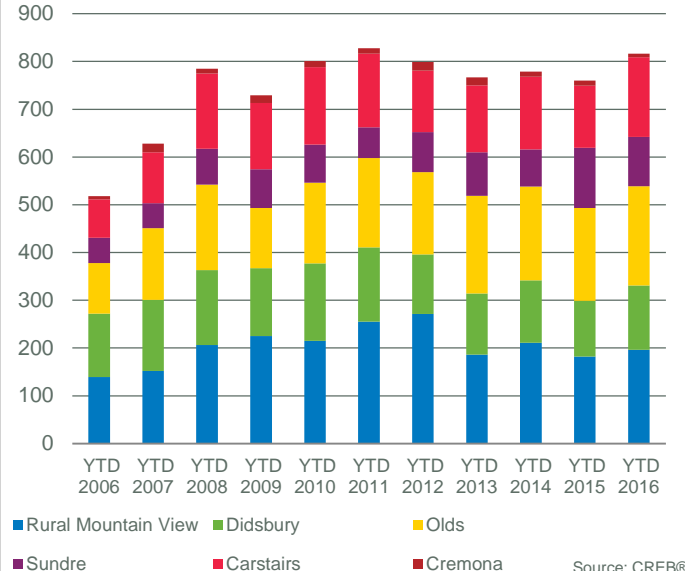
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD AUGUST



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

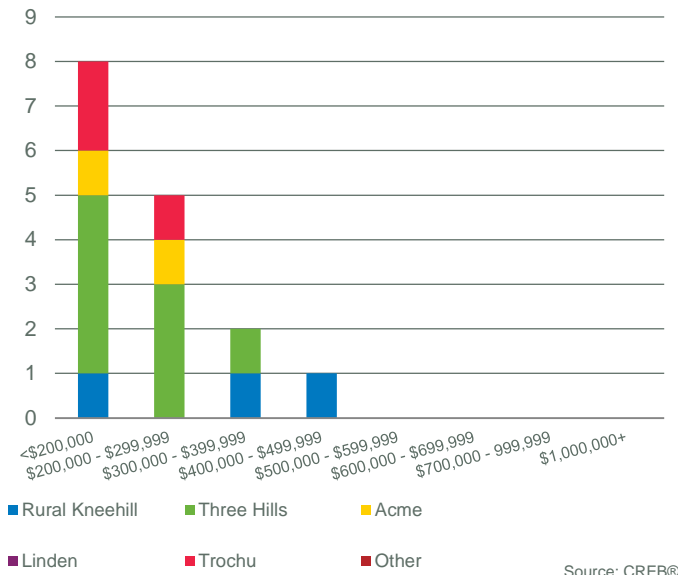


August 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	16	15	106.67%	80	5.00	-	229,891	199,250	100%
Rural Kneehill*	3	0	-	14	4.67	-	333,333	360,000	19%
Acme*	2	1	200.00%	7	3.50	-	156,000	156,000	13%
Linden*	0	1	0.00%	4	-	-	-	-	0%
Three Hills*	8	8	100.00%	22	2.75	-	222,656	199,250	50%
Torrington*	0	1	0.00%	3	-	-	-	-	0%
Trochu*	3	4	75.00%	21	7.00	-	195,000	185,000	19%
Other*	0	0	-	12	-	-	-	-	0%

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

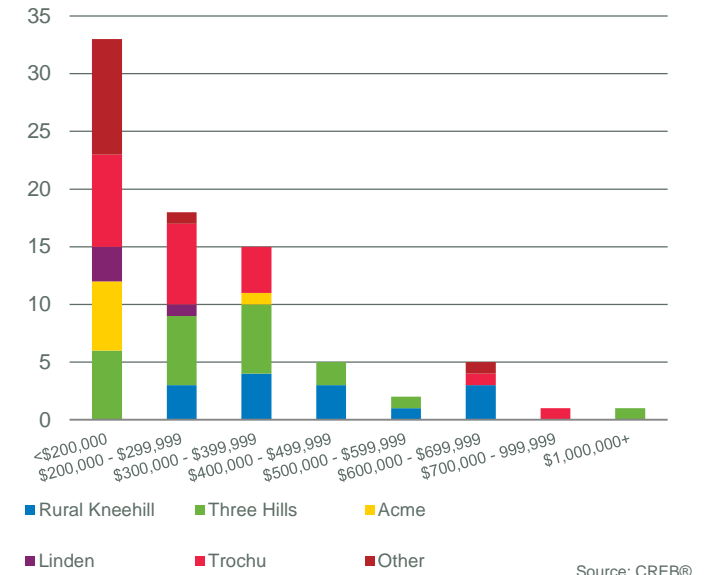
SALES BY PRICE RANGE

AUGUST



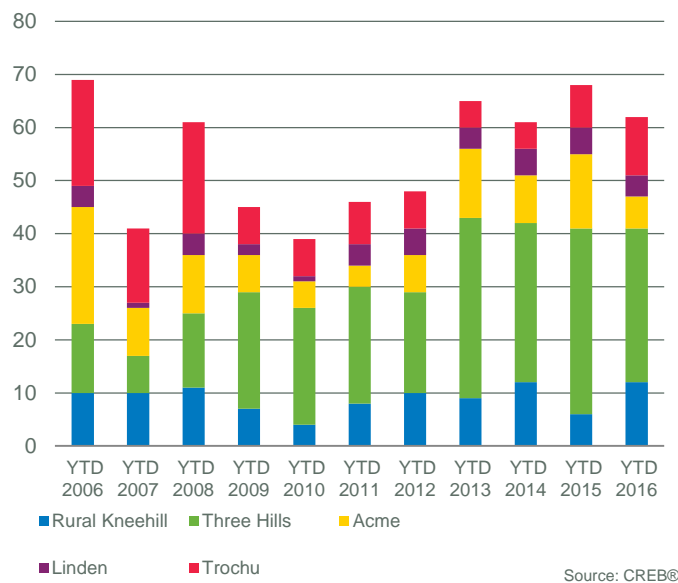
INVENTORY BY PRICE RANGE

AUGUST



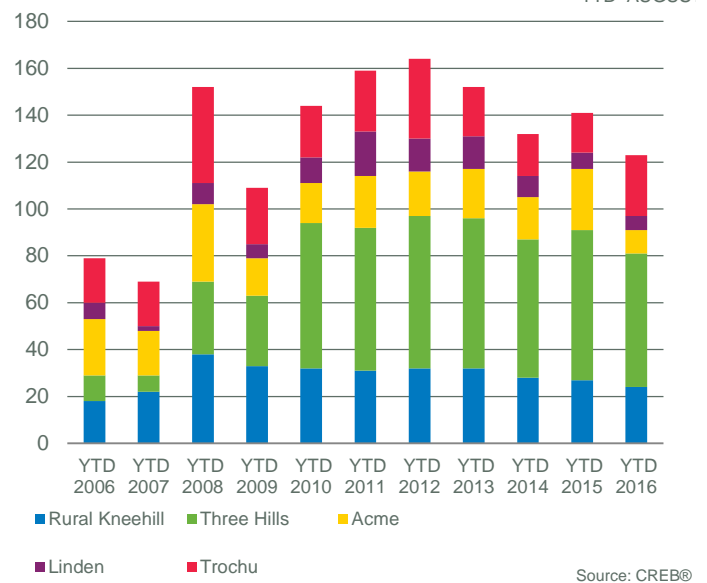
KNEEHILL SALES: YEAR-TO-DATE

YTD AUGUST



KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST*

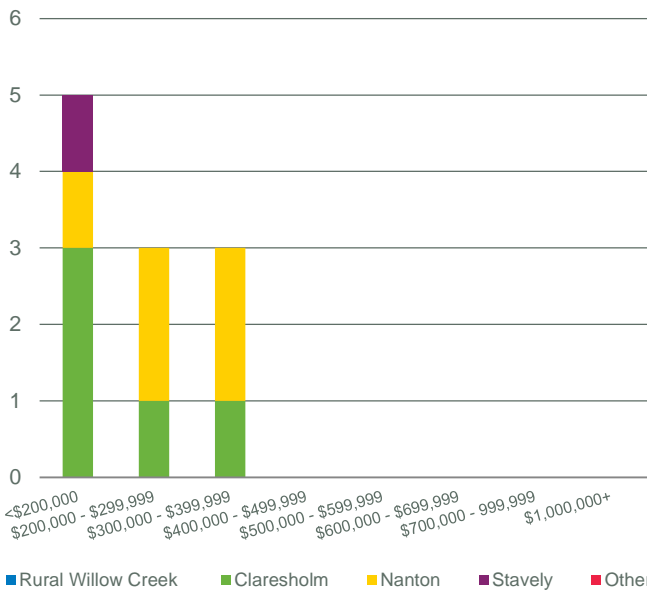


August 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	11	22	50.00%	99	9.00	-	234,500	217,500	100%
Rural Willow Creek*	0	2	0.00%	11	-	-	-	-	0%
Claresholm*	5	8	62.50%	39	7.80	-	213,600	168,000	45%
Nanton*	5	10	50.00%	29	5.80	-	273,700	265,000	45%
Stavelly*	1	2	50.00%	13	13.00	-	143,000	143,000	9%
Other*	0	0	-	7	-	-	-	-	0%

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

SALES BY PRICE RANGE

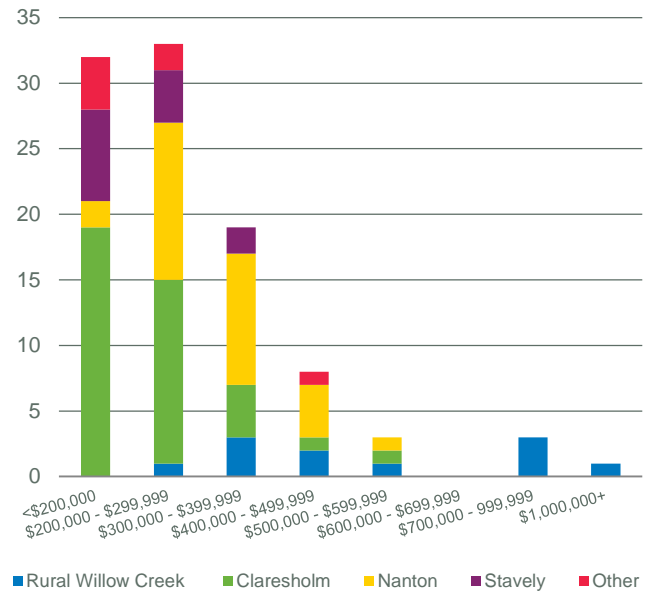
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

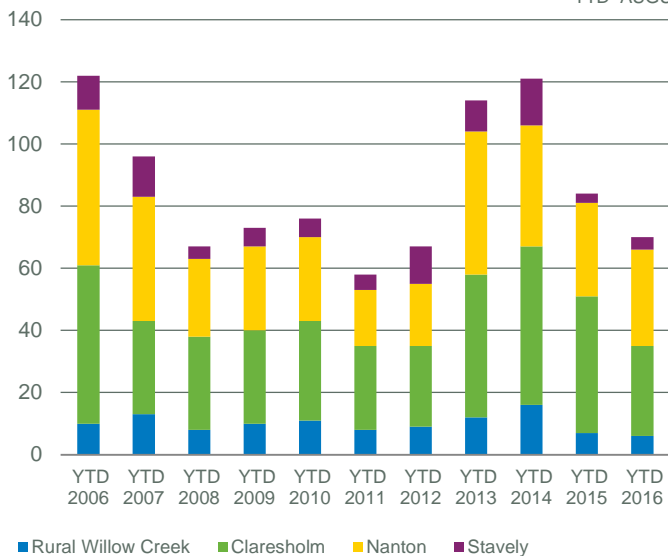
AUGUST



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

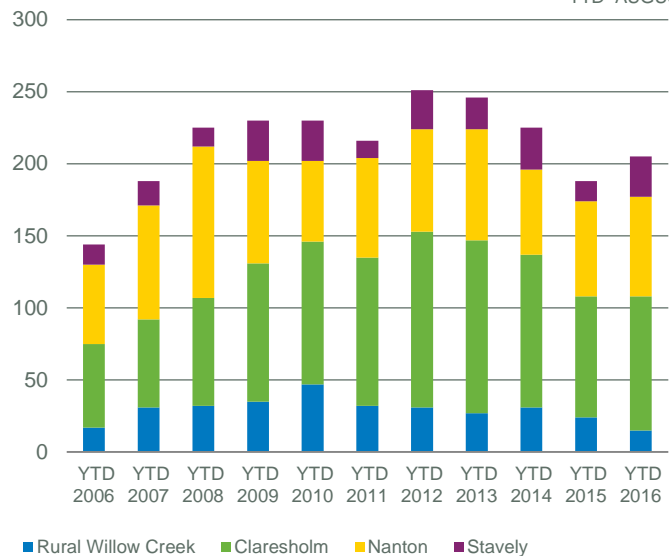
YTD AUGUST



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



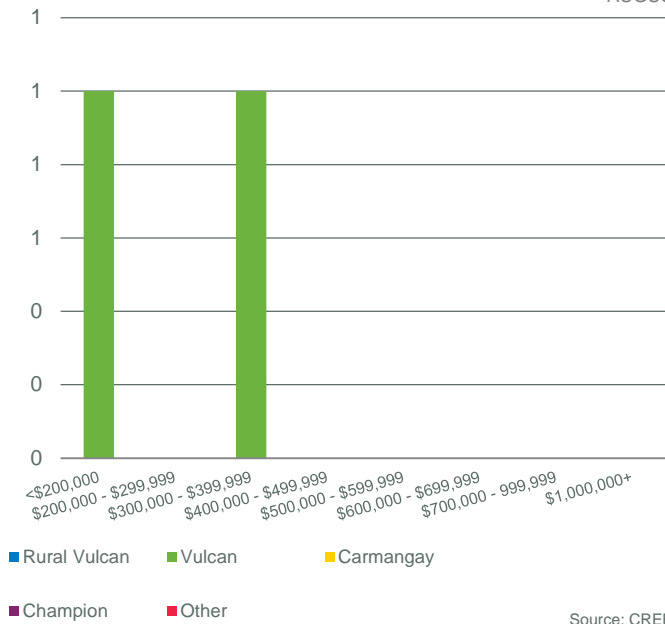
Source: CREB®

August 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*	2	17	11.76%	64	32.00	-	259,500	259,500	100%
Rural Vulcan*	0	9	0.00%	22	-	-	-	-	0%
Vulcan*	2	5	40.00%	25	12.50	-	259,500	259,500	100%
Carmangay*	0	0	-	4	-	-	-	-	0%
Champion*	0	0	-	1	-	-	-	-	0%
Other*	0	3	0.00%	12	-	-	-	-	0%

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

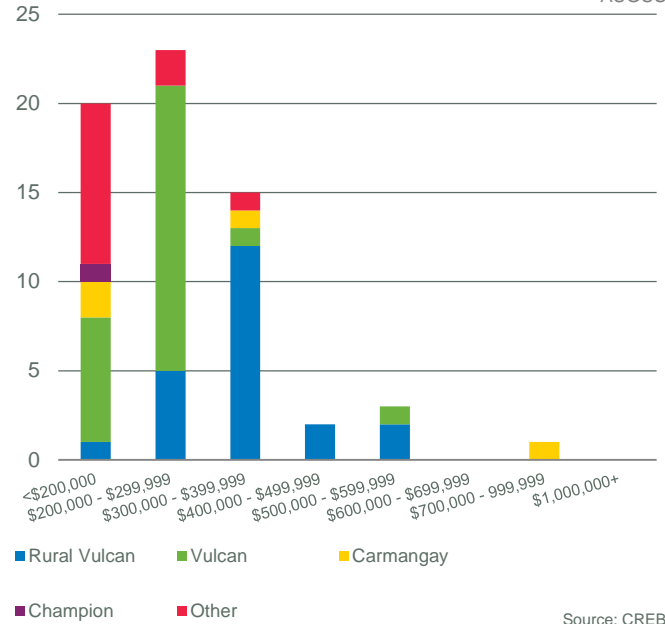
SALES BY PRICE RANGE

AUGUST



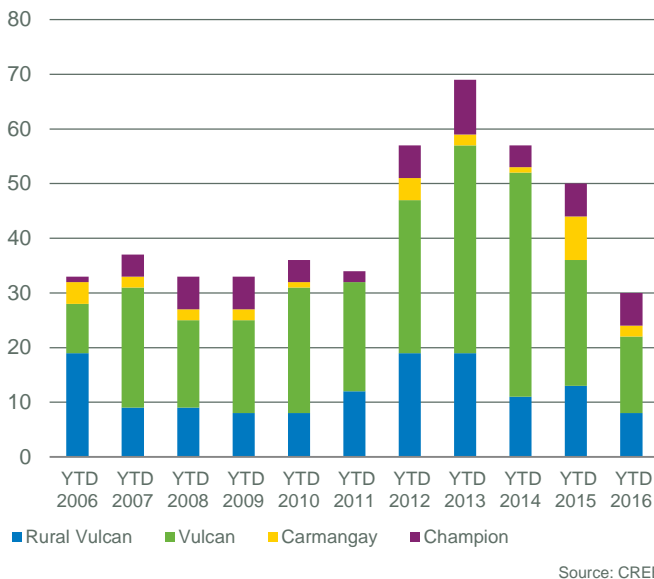
INVENTORY BY PRICE RANGE

AUGUST



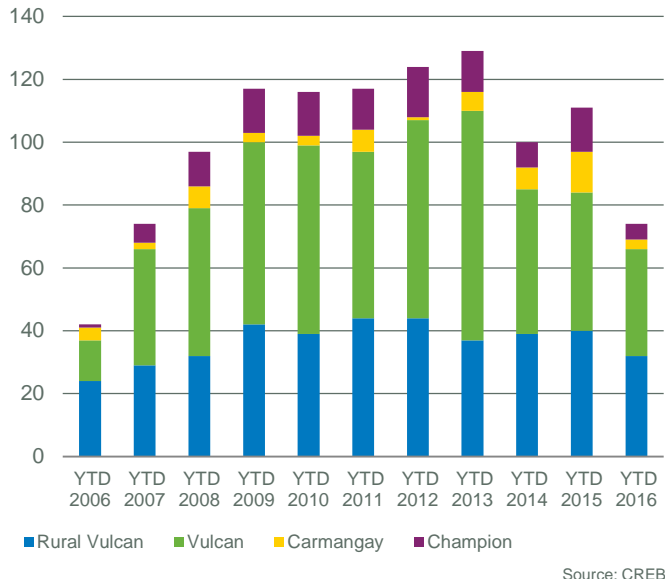
VULCAN SALES: YEAR-TO-DATE

YTD AUGUST



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST

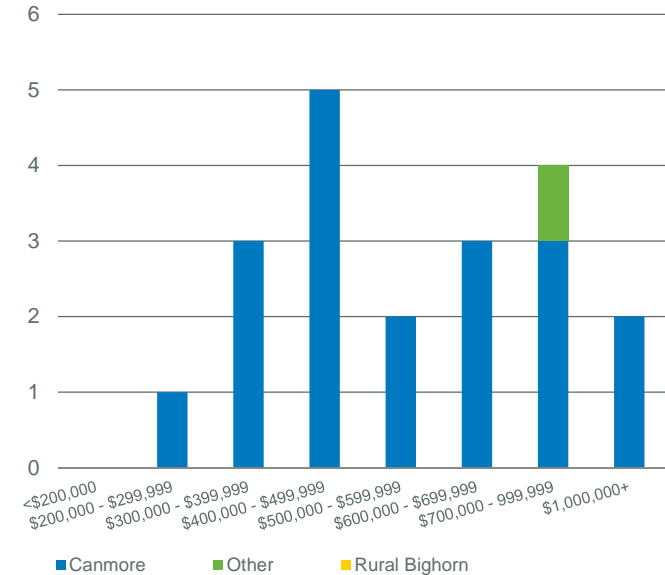


August 2016	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	20	19	105.26%	96	4.80	-	605,193	561,500	100%
Rural Bighorn*	0	1	0.00%	5	-	-	-	-	0%
Canmore*	19	18	105.56%	83	4.37	-	599,414	535,000	95%
Other*	1	0	-	8	8.00	-	715,000	715,000	5%

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SALES BY PRICE RANGE

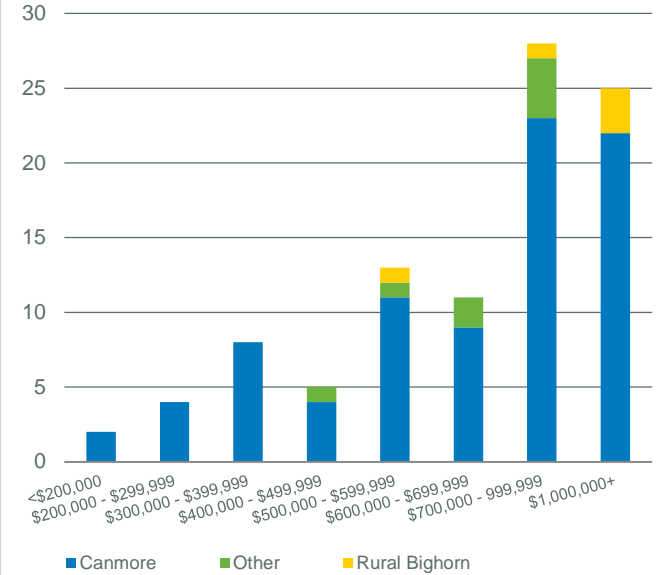
AUGUST



Source: CREB®

INVENTORY BY PRICE RANGE

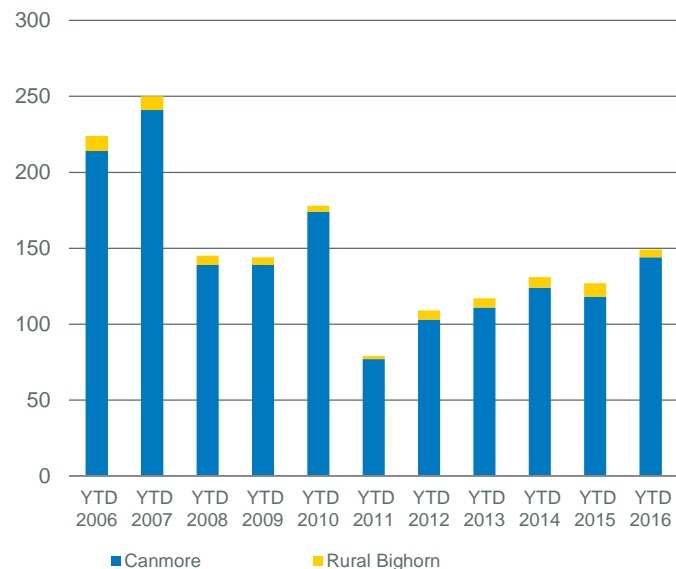
AUGUST



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

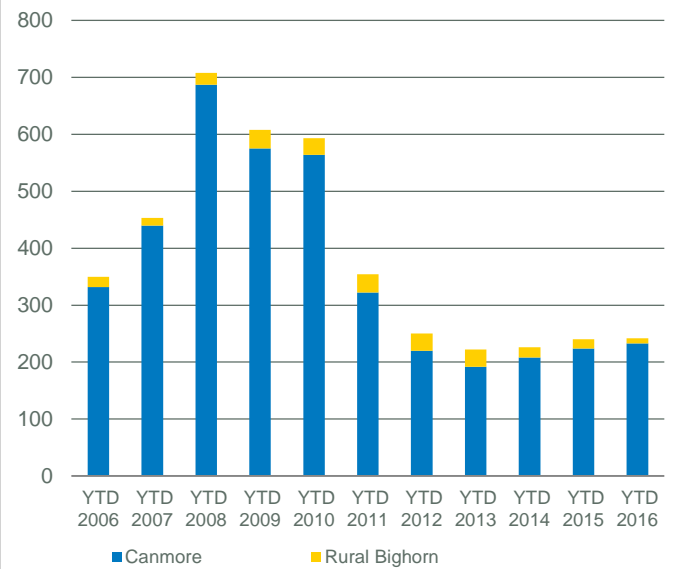
YTD AUGUST



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD AUGUST



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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