



Northern Citadel Bancorp

As Canada recovers from a trying financial climate, the recent resurgence makes way for promising improvements and opportunities in the year ahead. Northern Citadel has compiled stats from various sources - from the Bank of Canada to the US Federal Reserve.

Bank of Canada Interest Rate

June 5, 2012	1.00 %
July 17, 2012	1.00 %
September 5, 2012	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

June 6, 2012	3.00 %
July 18, 2012	3.00 %
September 6, 2012	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

May 30, 2012	5.34 %
June 6, 2012	5.24 %
July 25, 2012	5.24 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate*

June 20, 2012	0.00 % - 0.25 %
July 31, 2012	0.00 % - 0.25 %
September 12, 2012	Next meeting date

Source: US Federal Reserve

*US Federal Reserve has indicated it will keep this rate until Q4 2014

Exchange Rate \$CDN(\$US)

July 3, 2012	0.9877
July 18, 2012	0.9894
July 31, 2012	0.9971

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	June 27, 2012	July 11, 2012	July 25, 2012
1 year Treasury Bill	0.96%	0.99%	0.97%
3 year Benchmark Bond Yield	1.04%	1.04%	1.00%
5 year Benchmark Bond Yield	1.21%	1.20%	1.16%
10 year Benchmark Bond Yield	1.72%	1.67%	1.60%

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	April 2012	April 2011	May 2012	May 2011	June 2012	June 2011
Newfoundland/Labrador	4,600	2,300	4,500	3,700	4,700	5,800
PEI	1,200	700	700	900	1,300	800
Nova Scotia	3,200	3,900	4,400	4,400	4,100	4,000
New Brunswick	2,500	2,500	4,700	3,400	5,400	4,500
Quebec	62,600	45,100	42,000	50,500	48,100	48,200
Ontario	98,400	67,600	80,300	53,000	73,300	75,800
Manitoba	5,100	4,800	12,200	6,300	5,000	5,400
Saskatchewan	11,100	5,900	6,900	5,200	10,800	8,700
Alberta	39,400	21,400	33,400	24,300	33,500	24,100
British Columbia	23,900	24,500	28,300	31,900	36,500	23,500
CANADA	252,000	178,700	217,400	183,600	222,700	200,800

Source: CMHC Housing Now - July 2011 and July 2012. This seasonally adjusted data goes through stages of revision at different times of the year.



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Average MLS® Resale Price for Local Markets

City	June 2011	June 2012
Halifax	\$ 269,605	\$ 272,495
Saint John	\$ 168,830	\$ 163,468
Quebec	\$ 245,158	\$ 263,740
Montreal	\$ 323,926	\$ 336,054
Ottawa	\$ 354,524	\$ 354,690
Toronto	\$ 476,386	\$ 508,622
Hamilton/Burlington	\$ 339,828	\$ 363,162
Winnipeg	\$ 243,977	\$ 257,095
Saskatoon	\$ 299,572	\$ 287,355
Regina	\$ 285,613	\$ 312,241
Calgary	\$ 412,016	\$ 422,139
Edmonton	\$ 328,695	\$ 340,391
Vancouver	\$ 808,867	\$ 701,141
Victoria	\$ 507,385	\$ 486,611

Source: Canadian Real Estate Association



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Quarterly Housing Price Index Standard Two-Storey

Market	Q2 2012 Average	Last Quarter Avg	Q2 2011 Average	2 Storey % Change
Halifax	317,167	306,667	301,667	5.1%
Charlottetown	203,000	200,000	197,000	3.0%
Moncton	138,000	134,800	137,500	0.4%
Fredericton	215,000	208,000	208,000	3.4%
Saint John	279,770	293,250	299,750	-6.7%
St. John's	368,025	350,500	336,667	9.3%
Montreal	384,804	387,429	379,529	1.4%
Ottawa	392,000	387,833	371,500	5.5%
Toronto	668,829	645,467	623,202	7.3%
Winnipeg	321,875	309,250	307,375	4.7%
Regina	347,500	299,000	325,000	6.9%
Saskatoon	379,500	372,250	353,750	7.3%
Calgary	425,456	418,233	415,200	2.5%
Edmonton	353,764	354,714	349,286	1.3%
Vancouver	1,178,750	1,182,250	1,114,500	5.8%
Victoria	461,000	459,000	477,000	-3.4%
National	408,423	398,282	390,163	4.7%

Detached Bungalows

Market	Q2 2012 Average	Last Quarter Avg	Q2 2011 Average	Bungalow % Change
Halifax	285,833	273,333	266,333	7.3%
Charlottetown	172,000	170,000	165,000	4.2%
Moncton	144,000	145,700	157,500	-8.6%
Fredericton	205,000	205,000	201,000	2.0%
Saint John	175,037	191,000	179,950	-2.7%
St. John's	275,625	262,500	245,333	12.3%
Montreal	281,161	286,000	279,714	0.5%
Ottawa	388,917	385,667	370,750	4.9%
Toronto	560,187	544,450	517,100	8.3%
Winnipeg	304,250	283,375	281,125	8.2%
Regina	320,500	316,500	313,000	2.4%
Saskatoon	351,125	338,750	331,250	6.0%
Calgary	432,322	422,989	411,711	5.0%
Edmonton	327,857	324,143	312,000	5.1%
Vancouver	1,087,125	1,068,500	1,025,250	6.0%
Victoria	460,000	470,000	475,000	-3.2%
National	379,311	356,306	356,625	5.5%



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Source: Royal LePage, July 2012