



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

May 29, 2013	1.00 %
July 17, 2013	1.00 %
September 4, 2013	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

May 30, 2013	3.00 %
Jul 18, 2013	3.00 %
September 5, 2013	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

May 22, 2013	5.14 %
June 26, 2013	5.14 %
July 31, 2013	5.14 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate*

June 19, 2013	0.00 % - 0.25 %
July 31, 2013	0.00 % - 0.25 %
September 18, 2013	Next meeting date

Source: US Federal Reserve

*US Federal Reserve has indicated it will now keep this rate until unemployment reaches 6.5%

Exchange Rate \$CDN(\$US)

June 28, 2013	0.9525
July 17, 2013	0.9602
July 31, 2013	0.9735

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	July 3, 2013	July 17, 2013	July 31, 2013
1 year Treasury Bill	1.12%	1.09%	1.13%
3 year Benchmark Bond Yield	1.32%	1.18%	1.27%
5 year Benchmark Bond Yield	1.77%	1.66%	1.74%
10 year Benchmark Bond Yield	2.42%	2.37%	2.45%

Source: Bank of Canada



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Total New Housing Starts (Seasonally adjusted and annualized)

Province	April 2013	April 2012	May 2013	May 2012	June 2013	June 2012
Newfoundland/Labrador	2,800	4,100	3,100	3,500	3,200	4,700
PEI	400	1,100	1,000	700	900	1,300
Nova Scotia	2,200	2,500	5,200	3,700	2,800	4,100
New Brunswick	1,000	2,300	3,700	4,100	4,600	5,400
Quebec	41,300	62,800	38,700	43,700	35,800	48,100
Ontario	48,400	97,600	70,300	79,600	62,300	73,300
Manitoba	9,200	4,800	5,300	10,500	7,400	5,000
Saskatchewan	6,600	8,500	7,600	5,700	8,500	10,800
Alberta	39,800	37,300	42,500	31,400	38,100	33,500
British Columbia	23,700	23,800	22,000	28,500	30,500	36,500
CANADA	175,300	244,800	199,400	211,400	194,100	222,700

Source: CMHC Housing Now - July 2012 and July 2013. 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 2012	June 2013
Halifax	\$ 272,495	\$ 272,477
Saint John, NB	\$ 163,468	\$ 189,614
Quebec	\$ 263,965	\$ 272,008
Montreal	\$ 330,412	\$ 329,512
Ottawa	\$ 354,690	\$ 359,512
Toronto	\$ 508,622	\$ 531,374
Hamilton/Burlington	\$ 363,162	\$ 390,572
Winnipeg	\$ 257,095	\$ 274,121
Saskatoon	\$ 287,355	\$ 335,046
Regina	\$ 312,241	\$ 311,471
Calgary	\$ 422,139	\$ 442,529
Edmonton	\$ 340,391	\$ 353,360
Vancouver	\$ 701,141	\$ 762,861
Victoria	\$ 486,611	\$ 507,900

Source: Canadian Real Estate Association



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Canadian Housing Price Survey

Detached Bungalows

Market	Average Price			Bungalow % Change
	Q2 2013 (\$)	Last Quarter	Q2 2012	
Halifax	288,667	294,667	285,833	1.0%
Charlottetown	173,000	173,000	172,000	0.6%
Moncton	153,000	158,000	144,000	6.3%
Fredericton	207,000	207,000	205,000	1.0%
Saint John	177,828	176,000	175,037	1.6%
St. John's	290,000	290,000	275,625	5.2%
Montreal	288,868	287,850	281,161	2.7%
Ottawa	396,483	388,583	388,917	1.9%
Toronto	577,495	565,700	560,187	3.1%
Hamilton	222,761	225,088	214,203	4.0%
Winnipeg	305,010	302,896	303,250	0.6%
Regina	330,000	329,250	320,500	3.0%
Saskatoon	369,250	352,500	351,125	5.2%
Calgary	457,889	451,833	432,322	5.9%
Edmonton	347,344	329,679	327,857	5.9%
Vancouver	1,052,500	1,013,750	1,087,125	-3.2%
Victoria	453,100	452,140	460,000	-1.5%
National	386,547	364,857	376,311	2.7%



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Canadian Housing Price Survey

Standard Two Storey

Market	Average Price			2 Storey % Change
	Q2 2013 (\$)	Last Quarter	Q2 2012	
Halifax	333,167	319,833	317,167	5.0%
Charlottetown	205,000	205,000	203,000	1.0%
Moncton	143,300	137,200	138,000	3.8%
Fredericton	220,000	220,000	215,000	2.3%
Saint John	279,922	275,000	279,770	0.1%
St. John's	392,667	387,667	367,692	6.8%
Montreal	397,643	392,929	384,804	3.3%
Ottawa	398,983	391,250	392,000	1.8%
Toronto	683,241	671,252	668,829	2.2%
Hamilton	294,928	290,622	286,824	2.8%
Winnipeg	344,598	309,222	321,875	7.1%
Regina	363,000	363,250	347,500	4.5%
Saskatoon	394,250	384,000	379,500	3.9%
Calgary	453,789	439,800	425,456	6.7%
Edmonton	361,636	357,109	353,764	2.2%
Vancouver	1,151,250	1,116,250	1,178,750	-2.3%
Victoria	461,000	452,115	461,000	0.0%
National	419,614	407,044	408,423	2.7%

Source: Royal LePage , July 2013