



# 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

December 6, 2011	1.00 %
January 17, 2012	1.00 %
March 8, 2012	Next meeting date

Source: Bank of Canada

## Bank Prime Lending Rate

December 7, 2011	3.00 %
January 18, 2012	3.00 %
March 9, 2012	Next meeting date

Source: Bank of Canada

## Conventional Mortgage - 5 Year Rate\*

November 16, 2011	5.29 %
December 21, 2011	5.29 %
January 25, 2012	5.29 %

Source: Bank of Canada

\*Determinant for high ratio mortgage variable qualifying rate

## US Federal Reserve Board Discount Rate\*

December 13, 2011	0.00 % - 0.25 %
January 25, 2012	0.00 % - 0.25 %
March 13, 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)

December 28, 2011	0.9769
January 11, 2012	0.9811
January 30, 2012	0.9972

Source: Bank of Canada



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## Government of Canada Bonds

Bond Type	December 28, 2011	January 11, 2012	January 25, 2012
1 year Treasury Bill	0.92%	0.95%	0.98%
3 year Benchmark Bond Yield	0.99%	0.98%	1.06%
5 year Benchmark Bond Yield	1.28%	1.26%	1.36%
10 year Benchmark Bond Yield	1.96%	1.93%	2.04%

Source: Bank of Canada

## Total New Housing Starts (Seasonally adjusted and annualized)

Province	October 2011	October 2010	November 2011	November 2010	December 2011	December 2010
Newfoundland/Labrador	3,300	3,400	3,700	3,100	3,000	3,200
PEI	900	400	1,300	1,000	800	1,100
Nova Scotia	3,300	4,700	2,600	3,100	8,500	2,800
New Brunswick	3,900	4,900	3,400	3,400	3,700	3,100
Quebec	44,200	48,600	43,500	42,000	50,300	47,900
Ontario	74,800	44,700	52,800	80,300	71,500	46,400
Manitoba	7,600	3,800	7,100	4,700	4,900	6,500
Saskatchewan	8,400	4,700	7,400	7,200	5,900	7,500
Alberta	32,000	25,200	28,700	21,100	28,300	20,500
British Columbia	30,400	27,500	28,700	22,200	23,000	30,000
CANADA	208,800	167,900	181,200	188,100	199,900	169,000

Source: CMHC Housing Now - January 2011 and January 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	December 2010	December 2011
Halifax	\$ 254,228	\$ 273,182
Saint John	\$ 162,859	\$ 165,770
Quebec	\$ 250,880	\$ 255,896
Montreal	\$ 305,068	\$ 319,458
Ottawa	\$ 325,031	\$ 335,330
Toronto	\$ 433,887	\$ 451,436
Hamilton/Burlington	\$ 324,590	\$ 314,940
Winnipeg	\$ 239,183	\$ 268,977
Saskatoon	\$ 300,693	\$ 312,834
Regina	\$ 251,690	\$ 273,919
Calgary	\$ 381,308	\$ 392,661
Edmonton	\$ 310,885	\$ 315,658
Vancouver	\$ 700,773	\$ 689,057
Victoria	\$ 496,814	\$ 469,484

Source: Canadian Real Estate Association

## Annual Change(%) 2011

City	Average Price	Home Resales
Vancouver	14.3%	5.8%
Toronto	7.6%	4.0%
Regina	7.3%	8.9%
Winnipeg	6.1%	6.3%
Ottawa	4.7%	-0.2%
Saskatoon	4.6%	13.1%
Montreal*	3.5%	-4.8%
Halifax	2.7%	2.9%
Calgary	1.1%	7.0%
Edmonton	-0.7%	3.4%
Total Canada	6.8%	2.2%

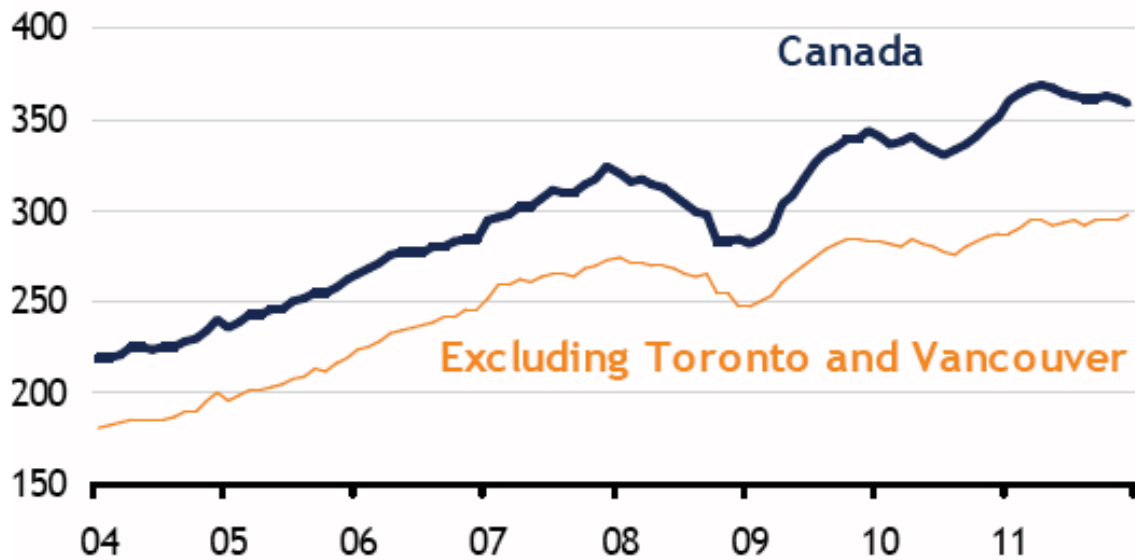
\*based on first 11 months

Source: Canadian Real Estate Association, RBC Economics Research



## Average home prices in Canada

Thousand dollars, S.A.



Source: CREA, RBC Economics Research