



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

April 17, 2013	1.00 %
May 29, 2013	1.00 %
July 17, 2013	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

April 18, 2013	3.00 %
May 30, 2013	3.00 %
July 18, 2013	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

April 24, 2013	5.14 %
May 8, 2013	5.14 %
May 22, 2013	5.14 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate*

March 20, 2013	0.00 % - 0.25 %
May 1, 2013	0.00 % - 0.25 %
June 19, 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)

May 1, 2013	0.9920
May 15, 2013	0.9831
May 29, 2013	0.9660

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	April 24, 2013	May 8, 2013	May 22, 2013
1 year Treasury Bill	1.02%	1.04%	1.06%
3 year Benchmark Bond Yield	1.03%	1.08%	1.15%
5 year Benchmark Bond Yield	1.19%	1.27%	1.38%
10 year Benchmark Bond Yield	1.72%	1.81%	1.92%

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	February 2013	February 2012	March 2013	March 2012	April 2013	April 2012
Newfoundland/Labrador	2,500	2,600	2,800	2,900	2,800	4,100
PEI	400	500	300	400	400	1,100
Nova Scotia	1,500	4,000	5,000	4,300	2,300	2,500
New Brunswick	3,400	2,300	1,300	1,800	1,200	2,300
Quebec	38,900	47,200	37,400	43,700	41,400	62,800
Ontario	64,500	66,500	55,100	87,500	47,400	97,600
Manitoba	5,700	4,700	11,000	7,700	9,000	4,800
Saskatchewan	5,300	10,200	7,400	8,700	6,600	8,500
Alberta	35,300	31,100	34,800	35,500	39,200	37,300
British Columbia	23,400	32,000	26,000	22,700	24,600	23,800
CANADA	181,000	201,100	181,100	215,200	174,900	244,800

Source: CMHC Housing Now - May 2012 and May 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	April 2012	April 2013
Halifax	\$ 280,274	\$ 281,721
Saint John	\$ 168,913	\$ 174,498
Quebec	\$ 258,553	\$ 271,929
Montreal	\$ 323,938	\$ 372,188
Ottawa	\$ 363,938	\$ 372,188
Toronto	\$ 517,556	\$ 526,335
Hamilton/Burlington	\$ 377,951	\$ 379,308
Winnipeg	\$ 261,263	\$ 270,219
Saskatoon	\$ 330,011	\$ 345,776
Regina	\$ 312,873	\$ 316,606
Calgary	\$ 414,932	\$ 429,717
Edmonton	\$ 336,751	\$ 349,047
Vancouver	\$ 735,315	\$ 759,587
Victoria	\$ 493,266	\$ 519,142

Source: Canadian Real Estate Association

Canadian Housing Affordability Index

Standard Two-Story

Region	Average Price			Qualifying Income (\$) Q1 2013	RBC Housing Affordability Measure			
	Q1 2013 (\$)	Q/Q % ch.	Y/Y % ch.		Q1 2013 (%)	Q/Q Ppt. ch.	Y/Y ppt. ch.	Avg. since '85 (%)
Canada*	410,800	0.0	1.7	87,800	48.0	0.0	-0.7	43.4
British Columbia	648,400	-1.7	-3.1	125,100	71.3	-1.3	-3.6	55.4
Alberta	381,200	0.6	2.3	81,700	34.7	0.2	-1.2	37.6
Saskatchewan	363,200	-4.2	6.9	79,500	41.2	-1.7	0.9	37.8
Manitoba	302,000	-0.3	3.3	67,700	38.7	0.2	0.2	36.8
Ontario	447,800	1.2	4.1	97,200	49.5	0.4	0.5	44.1
Quebec	297,500	-0.4	1.1	66,100	41.3	0.1	-1.0	38.7
Atlantic	240,300	1.0	0.1	59,500	36.9	0.5	-0.6	37.9
Toronto	644,700	0.7	4.3	132,100	62.7	0.3	0.7	54.3
Montreal	390,600	3.5	1.4	83,100	52.1	1.5	-1.0	42.1
Vancouver	829,800	-0.4	-4.1	156,200	87.2	-0.6	-5.5	65.1
Ottawa	397,400	0.5	0.9	92,500	41.0	0.2	-0.4	39.1
Calgary	439,800	1.2	5.2	89,700	38.8	0.4	-0.4	39.6
Edmonton	370,800	0.5	-0.2	81,300	34.4	0.2	-1.7	36.3



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Detached Bungalow

Region	Average Price			Qualifying Income (\$) Q1 2013	RBC Housing Affordability Measure			
	Q1 2013 (\$)	Q/Q % ch.	Y/Y % ch.		Q1 2013 (%)	Q/Q Ppt. ch.	Y/Y ppt. ch.	Avg. since '85 (%)
Canada*	366,500	0.8	1.5	77,700	42.5	0.3	-0.6	39.0
British Columbia	601,700	-0.5	-4.4	115,500	65.9	-0.4	-4.1	50.2
Alberta	362,000	1.1	4.1	75,900	32.2	0.2	-0.6	35.1
Saskatchewan	342,200	-2.3	4.1	73,500	38.1	-1.0	0.1	36.4
Manitoba	309,000	2.1	9.6	68,100	38.9	0.8	1.8	35.9
Ontario	395,800	1.6	4.1	85,500	43.5	0.4	0.4	40.4
Quebec	238,300	0.6	-0.6	53,300	33.3	0.4	-1.2	32.7
Atlantic	220,400	1.6	4.3	52,600	32.6	0.6	0.4	31.6
Toronto	556,600	2.0	4.9	113,300	53.8	0.8	0.9	48.7
Montreal	294,500	1.7	0.6	63,900	40.1	0.6	-1.0	36.8
Vancouver	786,300	0.5	-5.6	147,300	82.3	0.1	-6.3	59.8
Ottawa	389,800	0.7	0.8	88,400	39.1	0.1	-0.5	36.8
Calgary	451,800	2.5	6.8	89,500	38.7	0.8	0.2	39.1
Edmonton	330,000	-0.8	2.2	71,900	30.4	-0.2	-0.9	33.1

Source: RBC Economics May 2013

The measures are based on a 25% down payment, a 25-year mortgage loan at a five-year fixed rate, and are estimated on a quarterly basis