



Northern Citadel Bancorp



Bank of Canada Interest Rate

April 20, 2010	0.25 %
June 1, 2010	0.50 %
July 20, 2010	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

April 21, 2010	2.25 %
June 2, 2010	2.50 %
July 21, 2010	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

April 28, 2010	6.25 %
May 12, 2010	6.10 %
May 26, 2010	5.99 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate



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US Federal Reserve Board Discount Rate

March 16, 2010	0.00 % - 0.25 %
April 28, 2010	0.00 % - 0.25 %
June 23, 2010	Next Meeting date

Source: US Federal Reserve

Exchange Rate \$CDN(\$US)

April 29, 2010	0.9946
May 14, 2010	0.9693
May 31, 2010	0.9583

Source: Bank of Canada

Government of Canada Bonds

Bond Type	April 28, 2010	May 12, 2010	May 26, 2010
1 year Treasury Bill	1.29%	1.26%	1.02%
3 year Benchmark Bond Yield	2.49%	2.38%	2.00%
5 year Benchmark Bond Yield	3.09%	2.96%	2.55%
10 year Benchmark Bond Yield	3.66%	3.59%	3.25%

Source: Bank of Canada



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Total New Housing Starts (Seasonally adjusted and annualized)

Province	February 2010	February 2009	March 2010	March 2009	April 2010	April 2009
Newfoundland/Labrador	5,300	3,200	6,000	3,300	3,100	2,800
PEI	300	500	300	400	400	500
Nova Scotia	6,300	4,700	3,900	3,800	3,600	2,500
New Brunswick	2,400	3,200	3,700	3,400	3,600	4,200
Quebec	47,300	36,900	55,300	43,600	53,700	41,100
Ontario	73,300	47,100	63,200	62,600	64,700	36,300
Manitoba	5,400	3,700	3,800	3,500	3,400	3,100
Saskatchewan	5,000	2,300	4,000	2,100	4,200	2,900
Alberta	28,300	12,600	34,100	11,900	35,700	12,400
British Columbia	30,200	14,200	24,900	11,900	28,300	11,700
CANADA	203,800	128,400	199,200	146,500	200,700	117,600

Source: CMHC Housing Now - May 2010 and May 2009. This seasonally adjusted data goes through stages of revision at different times of the the year.



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Average MLS Resale Price for Local Markets

City	April 2009	April 2010
Halifax	\$245,412	\$247,168
Saint John	\$166,172	\$166,836
Quebec	\$206,739	\$232,188
Montreal	\$267,236	\$293,393
Ottawa	\$298,593	\$333,854
Toronto	\$385,641	\$437,566
Hamilton/Burlington	\$286,191	\$317,909
Winnipeg	\$212,541	\$236,574
Saskatoon	\$276,455	\$299,214
Calgary	\$371,995	\$395,847
Edmonton	\$312,127	\$339,172
Vancouver	\$565,003	\$673,579
Victoria	\$455,143	\$518,536

Source: Canadian Real Estate Association



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Housing Affordability Index

Detached bungalow

Region	Average Price		Qualifying Income (\$) Q1 2010	Affordability Measure			
	Q1 2010 (\$)	Y/Y % ch.		Q1 2010 (%)	Q/Q Ppt. ch.	Y/Y Ppt. ch.	Avg. since '85 (%)
Canada*	324,600	11.2	72,200	41.1	0.9	1.8	38.9
British Columbia	562,500	18.7	112,000	66.0	4.0	7.5	49.1
Alberta	338,100	3.9	74,200	33.0	-0.4	-0.1	35.9
Saskatchewan	310,600	6.6	70,800	41.4	0.9	-0.2	36.4
Manitoba	247,300	11.9	60,500	37.0	1.8	2.0	37.0
Ontario	335,500	9.9	76,600	39.6	0.4	0.9	40.2
Quebec	215,500	10.8	50,800	34.8	0.5	1.6	32.9
Atlantic	192,600	5.7	47,300	30.5	0.1	0.1	31.5
Toronto	468,000	12.4	100,400	49.1	0.4	2.1	48.3
Montreal	258,900	9.3	59,700	39.7	0.9	1.5	36.7
Vancouver	692,500	22.4	135,300	73.4	4.8	10.2	57.1
Ottawa	355,400	11.5	82,500	40.3	0.3	1.1	36.8
Calgary	419,400	7.0	86,600	36.5	-0.3	0.8	39.4
Edmonton	311,500	4.3	70,700	32.0	-0.5	0.0	33.6

Standard two-storey

Region	Average Price		Qualifying Income (\$) Q1 2010	Affordability Measure			
	Q1 2010 (\$)	Y/Y % ch.		Q1 2010 (%)	Q/Q Ppt. ch.	Y/Y Ppt. ch.	Avg. since '85 (%)
Canada*	367,800	11.0	82,300	46.8	0.6	1.9	43.2
British Columbia	620,600	13.4	123,900	73.0	3.2	5.7	54.3
Alberta	373,600	7.0	83,000	36.9	-0.6	0.7	38.4
Saskatchewan	328,500	9.2	76,500	44.8	1.4	0.5	37.8
Manitoba	260,500	9.4	63,800	39.0	0.0	1.5	37.9
Ontario	384,400	10.3	87,900	45.4	0.2	1.0	43.7
Quebec	255,600	13.6	60,700	41.6	0.5	2.7	38.8
Atlantic	221,200	6.5	55,500	35.7	0.4	0.2	37.9
Toronto	556,800	12.9	119,700	58.5	0.6	2.6	53.5
Montreal	324,600	9.5	74,200	49.4	0.9	2.0	41.4
Vancouver	762,900	16.1	149,200	80.9	3.8	7.9	62.3
Ottawa	351,300	8.0	84,600	41.3	0.3	0.0	39.2
Calgary	432,200	10.6	90,900	38.3	-0.5	1.7	39.8
Edmonton	367,700	8.9	83,100	37.6	-0.6	1.2	36.7

Source: RBC Quarterly Housing Affordability Study May 2010