



# 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 - to give you a snapshot of the current fiscal trends for November 2010.

## Bank of Canada Interest Rate

September 8, 2010	1.00 %
October 19, 2010	1.00 %
December 7, 2010	Next meeting date

Source: Bank of Canada

## Bank Prime Lending Rate

September 9, 2010	3.00 %
October 20, 2010	3.00 %
December 8, 2010	Next meeting date

Source: Bank of Canada

## Conventional Mortgage - 5 Year Rate\*

August 30, 2010	5.39 %
September 15, 2010	5.39 %
October 18, 2010	5.29 %

Source: Bank of Canada

\*Determinant for high ratio mortgage variable qualifying rate

## US Federal Reserve Board Discount Rate

September 21, 2010	0.00 % - 0.25 %
November 3, 2010	0.00 % - 0.25 %
December 14, 2010	Next Meeting date

Source: US Federal Reserve



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## Exchange Rate \$CDN(\$US)

September 4, 2010	0.9671
October 18, 2010	0.9861
November 1, 2010	0.9842

Source: Bank of Canada

## Government of Canada Bonds

Bond Type	September 29, 2010	October 13, 2010	October 27, 2010
1 year Treasury Bill	1.27%	1.22%	1.21%
3 year Benchmark Bond Yield	1.58%	1.55%	1.59%
5 year Benchmark Bond Yield	2.01%	1.94%	2.06%
10 year Benchmark Bond Yield	2.74%	2.73%	2.89%

Source: Bank of Canada

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

Province	July 2010	July 2009	August 2010	August 2009	September 2010	September 2009
Newfoundland/Labrador	3,300	2,900	3,400	2,400	3,200	2,800
PEI	800	600	1,000	1,000	600	700
Nova Scotia	5,800	3,300	3,300	4,200	4,200	4,500
New Brunswick	6,100	3,800	5,100	3,700	2,600	2,900
Quebec	52,900	46,200	48,700	47,300	52,300	41,300
Ontario	53,200	39,100	64,400	44,200	57,900	50,200



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Manitoba	9,700	4,000	6,300	5,000	4,400	4,400
Saskatchewan	5,300	3,600	7,600	5,100	5,500	3,700
Alberta	29,200	17,600	23,500	18,400	27,800	22,600
British Columbia	22,800	13,100	27,400	19,200	29,900	16,200
CANADA	189,100	134,200	190,900	150,500	188,400	149,300

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

## Average MLS® Resale Price for Local Markets

City	September 2009	September 2010
Halifax	\$234,150	\$240,092
Saint John	\$172,903	\$176,997
Quebec	\$231,718	\$247,735
Montreal	\$288,002	\$303,409
Ottawa	\$305,628	\$324,841
Toronto	\$406,877	\$427,269
Hamilton/Burlington	\$304,670	\$316,556
Winnipeg	\$209,593	\$222,598
Saskatoon	\$279,457	\$312,582
Calgary	\$394,835	\$401,080
Edmonton	\$327,235	\$325,060
Vancouver	\$610,576	\$679,381
Victoria	\$502,208	\$485,459

Source: Canadian Real Estate Association



## Quarterly House Price Survey

### Detached Bungalows

Market	Q3 2010 Average	Last Quarter Average	Q3 2009 Average	% Change
Halifax	252,333	246,833	235,333	7.2
Charlottetown	162,000	162,000	160,000	1.3
Moncton	158,000	150,760	165,240	-4.4
Fredericton	182,000	182,000	180,000	1.1
Saint John	210,000	228,000	201,476	4.2
St. John's	228,025	228,025	200,000	14.0
Montreal	261,656	255,781	239,733	9.1
Ottawa	339,750	334,167	326,667	4.0
Toronto	473,867	481,833	452,200	4.8
Winnipeg	263,125	261,625	240,875	9.2
Regina	293,000	291,500	273,000	7.3
Saskatoon	328,750	331,250	311,500	5.5
Calgary	412,744	419,978	402,056	2.7
Edmonton	311,429	318,714	308,571	0.9
Vancouver	873,500	905,000	802,500	8.8
Victoria	490,000	520,000	465,000	5.4
National	324,531	332,342	310,259	4.6



## Standard Two-Storey

Market	Q3 2010 Average	Last Quarter Average	Q3 2009 Average	% Change
Halifax	292,667	278,267	277,333	5.5
Charlottetown	196,000	196,000	190,000	3.2
Moncton	137,900	139,300	137,000	0.7
Fredericton	205,000	205,000	205,000	0.0
Saint John	280,000	299,000	268,000	4.5
St. John's	313,775	313,775	276,000	13.7
Montreal	364,583	357,833	337,480	8.0
Ottawa	345,167	351,667	326,000	5.9
Toronto	577,119	588,095	551,548	4.6
Winnipeg	287,188	293,875	265,938	8.0
Regina	274,000	277,500	251,500	8.9
Saskatoon	350,000	355,500	340,750	2.7
Calgary	410,489	422,078	414,556	-1.0
Edmonton	338,571	345,343	327,429	3.4
Vancouver	977,250	995,250	904,750	8.0
Victoria	470,000	483,000	449,000	4.7
National	360,329	368,843	345,143	4.4

Source: Royal LePage, October 2010