



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

July 19, 2011	1.00 %
September 7, 2011	1.00 %
October 25, 2011	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

July 20, 2011	3.00 %
September 8, 2011	3.00 %
October 26, 2011	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

July 20, 2011	5.39 %
August 17, 2011	5.39 %
September 21, 2011	5.19 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate

August 9, 2011	0.00 % - 0.25 % *
September 20, 2011	0.00 % - 0.25 %
November 2, 2011	Next meeting date

Source: US Federal Reserve

*US Federal Reserve has indicated it will keep this rate until Q2 2013

Exchange Rate \$CDN(\$US)

September 1, 2011	1.0251
September 14, 2011	1.0093
September 29, 2011	0.9647

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	August 31, 2011	September 14, 2011	September 28, 2011
1 year Treasury Bill	0.97 %	0.92 %	0.88 %
3 year Benchmark Bond Yield	1.27 %	1.09 %	1.07 %
5 year Benchmark Bond Yield	1.68 %	1.45 %	1.44 %
10 year Benchmark Bond Yield	2.49 %	2.20 %	2.19 %

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	June 2011	June 2010	July 2011	July 2010	August 2011	August 2010
Newfoundland/Labrador	4,600	4,500	4,100	3,300	3,500	3,400
PEI	700	1,000	1,200	800	900	1,000
Nova Scotia	3,700	3,200	5,700	5,800	3,700	3,300
New Brunswick	4,000	4,700	6,000	6,100	2,800	5,100
Quebec	48,300	54,500	45,600	52,900	41,100	48,700
Ontario	74,500	56,100	75,200	53,200	67,000	64,400
Manitoba	5,700	8,100	7,400	9,700	4,900	6,300
Saskatchewan	8,300	6,200	5,600	5,300	5,800	7,600
Alberta	23,600	27,000	24,300	29,200	29,100	23,500
British Columbia	23,200	27,000	30,000	22,800	25,800	27,400
CANADA	196,600	192,300	205,100	189,100	184,600	190,900

Source: CMHC Housing Now - September 2011 and August September 2010. 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	July 2010	July 2011
Halifax	\$ 254,298	\$ 257,663
Saint John	\$ 173,918	\$ 169,024
Quebec	\$ 239,784	\$ 239,136
Montreal	\$ 302,990	\$ 318,567
Ottawa	\$ 322,281	\$ 339,415
Toronto	\$ 410,663	\$ 451,663
Hamilton/Burlington	\$ 299,812	\$ 321,036
Winnipeg	\$ 222,597	\$ 236,306
Saskatoon	\$ 305,866	\$ 315,774
Regina	\$ 253,940	\$ 280,972
Calgary	\$ 385,712	\$ 394,251
Edmonton	\$ 326,550	\$ 325,322
Vancouver	\$ 680,782	\$ 778,545
Victoria	\$ 471,929	\$ 536,631

Source: Canadian Real Estate Association