



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

September 5, 2012	1.00 %
October 23, 2012	1.00 %
December 4, 2012	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

September 6, 2012	3.00 %
October 24, 2012	3.00 %
December 5, 2012	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

September 12, 2012	5.24 %
September 26, 2012	5.24 %
October 17, 2012	5.24 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate*

September 12, 2012	0.00 % - 0.25 %
October 24, 2012	0.00 % - 0.25 %
December 11, 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)

September 26, 2012	1.015
October 10, 2012	1.019
October 29, 2012	.9992

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	September 26, 2012	October 10, 2012	October 24, 2012
1 year Treasury Bill	1.09%	1.12%	1.09%
3 year Benchmark Bond Yield	1.16%	1.22%	1.21%
5 year Benchmark Bond Yield	1.31%	1.36%	1.39%
10 year Benchmark Bond Yield	1.75%	1.79%	1.84%

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	July 2012	July 2011	August 2012	August 2011	September 2012	September 2011
Newfoundland/Labrador	4,600	4,100	4,060	3,500	3,900	3,500
PEI	1,300	1,200	1,100	900	1,400	1,300
Nova Scotia	3,000	5,700	6,800	3,700	6,100	6,100
New Brunswick	3,300	6,000	3,400	2,800	6,500	5,000
Quebec	53,800	45,600	47,300	41,100	50,300	57,800
Ontario	74,800	75,200	88,300	67,000	72,400	65,600
Manitoba	6,600	7,400	9,300	4,900	8,500	4,500
Saskatchewan	7,900	5,600	9,800	5,800	13,200	9,100
Alberta	33,400	24,300	29,400	29,100	33,400	24,900
British Columbia	25,900	30,000	30,400	25,800	29,500	29,800
CANADA	214,500	205,100	229,800	184,600	225,300	207,600

Source: CMHC Housing Now - October 2011 and October 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	September 2011	September 2012
Halifax	\$ 253,575	\$ 261,126
Saint John	\$ 169,290	\$ 155,723
Quebec	\$ 247,137	\$ 258,564
Montreal	\$ 317,993	\$ 334,798
Ottawa	\$ 337,109	\$ 353,984
Toronto	\$ 465,369	\$ 503,662
Hamilton/Burlington	\$ 318,507	\$ 359,406
Winnipeg	\$ 237,421	\$ 248,749
Saskatoon	\$ 302,960	\$ 313,843
Regina	\$ 272,295	\$ 298,501
Calgary	\$ 406,252	\$ 402,756
Edmonton	\$ 332,782	\$ 323,803
Vancouver	\$ 751,042	\$ 722,681
Victoria	\$ 493,522	\$ 471,953

Source: Canadian Real Estate Association



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Quarterly House Price Survey

Standard Two-Storey

Market	Q3 2012 Average	Last Quarter Avg	Q3 2011 Average	2 Storey % Change
Halifax	311,000	317,167	300,000	3.7%
Charlottetown	205,000	203,000	198,000	3.5%
Moncton	134,600	138,000	138,500	-2.8%
Fredericton	220,000	215,000	208,000	5.8%
Saint John	272,591	279,770	275,220	-1.0%
St. John's	357,000	368,025	329,933	8.2%
Montreal	387,786	384,804	367,500	5.5%
Ottawa	392,167	392,000	374,000	4.9%
Toronto	660,115	668,829	626,243	5.4%
Winnipeg	319,250	321,875	299,875	6.5%
Regina	359,500	347,500	327,500	9.8%
Saskatoon	373,500	379,500	358,750	4.1%
Calgary	431,544	425,456	414,722	4.1%
Edmonton	356,714	353,764	351,429	1.5%
Vancouver	1,125,750	1,178,750	1,142,500	-1.5%
Victoria	455,000	461,000	465,000	-2.2%
National	403,747	408,423	388,218	4.0%



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Detached Bungalows

Market	Q3 2012 Average	Last Quarter Avg	Q3 2011 Average	Bungalow % Change
Halifax	293,000	285,833	269,000	8.9%
Charlottetown	172,000	172,000	166,000	3.6%
Moncton	147,900	144,000	158,000	-6.4%
Fredericton	205,000	205,000	201,000	2.0%
Saint John	186,034	175,037	185,283	0.4%
St. John's	264,167	275,625	240,427	9.9%
Montreal	287,500	281,161	275,000	4.5%
Ottawa	389,583	388,917	370,750	5.1%
Toronto	558,900	560,187	527,833	5.9%
Winnipeg	294,625	303,250	276,500	6.6%
Regina	335,000	320,500	316,500	5.8%
Saskatoon	348,000	351,125	335,000	3.9%
Calgary	434,267	432,322	407,756	6.5%
Edmonton	335,429	327,857	312,000	7.5%
Vancouver	1,013,500	1,087,125	1,022,375	-0.9%
Victoria	450,000	460,000	480,000	-6.3%
National	366,773	376,311	349,974	4.8%

Source: Royal LePage October 2012