



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

October 23, 2012	1.00 %
December 4, 2012	1.00 %
January 23, 2013	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

October 24, 2012	3.00 %
December 5, 2012	3.00 %
January 24, 2013	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

September 26, 2012	5.24 %
October 17, 2012	5.24 %
November 21, 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)

October 29, 2012	.9992
November 14, 2012	.9962
November 30, 2012	1.006

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	October 24, 2012	November 7, 2012	November 21, 2012
1 year Treasury Bill	1.09%	1.06%	1.07%
3 year Benchmark Bond Yield	1.21%	1.16%	1.19%
5 year Benchmark Bond Yield	1.39%	1.32%	1.34%
10 year Benchmark Bond Yield	1.84%	1.74%	1.76%

Source: Bank of Canada

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Total New Housing Starts (Seasonally adjusted and annualized)

Province	August 2012	August 2011	September 2012	September 2011	October 2012	October 2011
Newfoundland/Labrador	3,900	3,500	3,900	3,500	3,500	3,500
PEI	1,100	900	1,400	1,300	800	900
Nova Scotia	6,800	3,700	6,100	6,100	8,300	3,300
New Brunswick	3,400	2,800	6,400	5,000	2,900	3,900
Quebec	46,900	41,100	49,600	57,800	41,400	44,500
Ontario	88,000	67,000	72,000	65,600	67,800	73,500
Manitoba	9,300	4,900	8,500	4,500	6,600	7,600
Saskatchewan	9,800	5,800	13,300	9,100	10,500	8,400
Alberta	29,300	29,100	33,300	24,900	33,100	31,600
British Columbia	30,400	25,800	29,500	29,800	29,200	30,400
CANADA	228,800	184,600	224,000	207,600	204,100	207,600

Source: CMHC Housing Now - November 2011 and November 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	October 2011	October 2012
<u>Halifax</u>	\$ 257,414	\$ 262,061
<u>Saint John</u>	\$ 161,691	\$ 163,963
<u>Quebec</u>	\$ 253,914	\$ 259,607
<u>Montreal</u>	\$ 320,165	\$ 330,777
<u>Ottawa</u>	\$ 339,802	\$ 347,581
<u>Toronto</u>	\$ 478,137	\$ 503,479
<u>Hamilton/Burlington</u>	\$ 329,802	\$ 367,490
<u>Winnipeg</u>	\$ 244,506	\$ 259,433
<u>Saskatoon</u>	\$ 312,384	\$ 327,182
<u>Regina</u>	\$ 282,313	\$ 297,688
<u>Calgary</u>	\$ 398,924	\$ 418,721
<u>Edmonton</u>	\$ 320,306	\$ 327,880
<u>Vancouver</u>	\$ 767,225	\$ 736,732
<u>Victoria</u>	\$ 475,742	\$ 464,360

Source: Canadian Real Estate Association

Detached Bungalow

Region	Average Price			Qualifying Income (\$) Q3 2012	RBC Housing Affordability Measure			
	Q3 2012 (\$)	Q/Q % ch.	Y/Y % ch.		Q3 2012 (%)	Q/Q Ppt. ch.	Y/Y ppt. ch.	Avg. since '85 (%)
Canada*	362,100	-0.8	3.8	78,100	42.0	-1.0	-0.4	38.8
British Columbia	611,400	-3.7	-1.8	117,800	66.5	-3.7	-3.9	49.4
Alberta	357,900	1.0	4.3	77,000	32.7	-0.3	-0.9	35.6
Saskatchewan	342,200	1.4	4.7	74,300	38.2	-0.9	-0.8	36.4
Manitoba	281,000	-2.8	6.6	64,700	36.5	-1.6	0.2	36.4
Ontario	388,000	0.4	6.4	86,000	42.6	-0.6	0.6	40.2
Quebec	233,700	-1.3	4.0	53,100	33.0	-0.8	-0.1	32.5
Atlantic	218,700	1.5	5.6	53,300	32.3	-0.2	0.0	31.5
Toronto	547,100	0.3	7.7	113,400	52.4	-0.7	1.4	48.1
Montreal	294,100	2.3	4.5	64,400	40.2	0.1	-0.1	36.6
Vancouver	805,300	-4.9	-1.8	151,100	83.2	-5.8	-5.0	58.5
Ottawa	390,800	0.2	5.1	89,800	38.7	-0.4	0.4	36.5
Calgary	434,300	0.4	2.5	88,500	38.3	-0.7	-1.5	39.6
Edmonton	330,200	0.0	2.3	73,500	31.1	-0.6	-1.2	33.5



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Standard Two-Story

Region	Average Price			Qualifying Income (\$) Q3 2012	RBC Housing Affordability Measure			
	Q3 2012 (\$)	Q/Q % ch.	Y/Y % ch.		Q3 2012 (%)	Q/Q Ppt. ch.	Y/Y ppt. ch.	Avg. since '85 (%)
Canada*	408,900	-0.9	3.2	88,800	47.8	-1.2	-0.7	43.2
British Columbia	652,200	-2.7	-1.3	126,500	71.4	-3.3	-3.9	54.6
Alberta	378,400	0.6	2.6	83,500	35.4	-0.4	-1.5	38.2
Saskatchewan	367,300	0.5	6.5	81,100	41.7	-1.3	-0.4	37.9
Manitoba	300,200	-0.8	6.5	68,800	38.9	-1.0	0.3	37.4
Ontario	438,600	-1.0	5.5	97,900	48.5	-1.1	0.3	43.9
Quebec	302,200	0.5	2.6	67,700	42.0	-0.6	-0.6	38.5
Atlantic	245,300	-0.2	5.5	61,600	37.3	-0.7	-0.1	37.8
Toronto	632,500	-0.5	6.5	132,100	61.0	-1.3	1.0	53.7
Montreal	385,400	0.8	5.5	82,900	51.7	-0.5	0.2	41.8
Vancouver	836,200	-3.4	-1.3	158,000	87.0	-4.7	-4.9	63.7
Ottawa	398,300	0.0	4.9	94,200	40.6	-0.5	0.3	38.8
Calgary	431,500	1.4	4.1	90,700	39.3	-0.2	-1.0	40.2
Edmonton	368,800	0.2	-1.1	82,900	35.1	-0.5	-2.3	36.7

Source: RBC Quarterly Housing Affordability Index, November 2012

Our standard RBC Housing Affordability Measure captures the proportion of median pre-tax household income required to service the cost of a mortgage on an existing housing unit at going market prices, including principal and interest, property taxes and utilities; the modified measure used here includes the cost of servicing a mortgage, but excludes property taxes and utilities due to data constraint in the smaller CMAs. This measure is based on a 25% down payment, a 25-year mortgage loan at a five-year fixed rate and is estimated on a quarterly basis. The higher measure, the more difficult it is to afford a house.