



# 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 25, 2011	1.00 %
December 6, 2011	1.00 %
January 17, 2012	Next meeting date

Source: Bank of Canada

## Bank Prime Lending Rate

October 26, 2011	3.00 %
December 7, 2011	3.00 %
January 18, 2012	Next meeting date

Source: Bank of Canada

## Conventional Mortgage - 5 Year Rate\*

September 21, 2011	5.19 %
October 12, 2011	5.29 %
November 16, 2011	5.29 %

Source: Bank of Canada

\*Determinant for high ratio mortgage variable qualifying rate

## US Federal Reserve Board Discount Rate

September 20, 2011	0.00 % - 0.25 % *
November 2, 2011	0.00 % - 0.25 %
December 13, 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)

October 28, 2011	1.0080
November 16, 2011	0.9776
December 01, 2011	0.9859

Source: Bank of Canada



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## Government of Canada Bonds

Bond Type	October 26, 2011	November 16, 2011	November 30, 2011
1 year Treasury Bill	0.96%	0.87%	0.92%
3 year Benchmark Bond Yield	1.23%	1.02%	1.10%
5 year Benchmark Bond Yield	1.60%	1.36%	1.46%
10 year Benchmark Bond Yield	2.38%	2.09%	2.15%

Source: Bank of Canada

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

Province	August 2011	August 2010	September 2011	September 2010	October 2011	October 2010
Newfoundland/Labrador	3,200	3,400	3,400	3,200	3,500	3,400
PEI	1,000	1,000	1,300	600	900	400
Nova Scotia	4,000	3,300	6,000	4,200	3,300	4,700
New Brunswick	2,700	5,100	4,900	2,600	3,900	4,900
Quebec	43,100	48,700	59,600	52,300	44,500	48,600
Ontario	68,100	64,400	65,700	57,900	73,500	44,700
Manitoba	5,800	6,300	4,500	4,400	7,600	3,800
Saskatchewan	7,400	7,600	9,100	5,500	8,400	4,700
Alberta	31,200	23,500	24,600	27,800	31,600	25,200
British Columbia	25,200	27,400	29,700	29,900	30,400	27,500
CANADA	191,700	190,900	208,800	188,400	207,600	167,900

Source: CMHC Housing Now - November 2011 and November 2010. This seasonally adjusted data goes through stages of revision at different times of the year.



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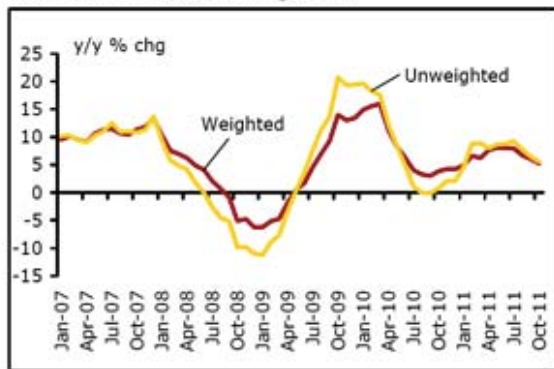
## Average MLS® Resale Price for Local Markets

City	October 2010	October 2011
Halifax	\$ 248,678	\$ 257,414
Saint John	\$ 165,032	\$ 161,691
Quebec	\$ 247,941	\$ 254,188
Montreal	\$ 309,877	\$ 320,474
Ottawa	\$ 341,517	\$ 339,802
Toronto	\$ 443,633	\$ 478,137
Hamilton/Burlington	\$ 305,872	\$ 329,802
Winnipeg	\$ 229,467	\$ 244,506
Saskatoon	\$ 293,929	\$ 327,245
Regina	\$ 257,032	\$ 282,313
Calgary	\$ 393,574	\$ 398,924
Edmonton	\$ 317,096	\$ 320,306
Vancouver	\$ 707,207	\$ 767,225
Victoria	\$ 506,777	\$ 475,742

Source: Canadian Real Estate Association

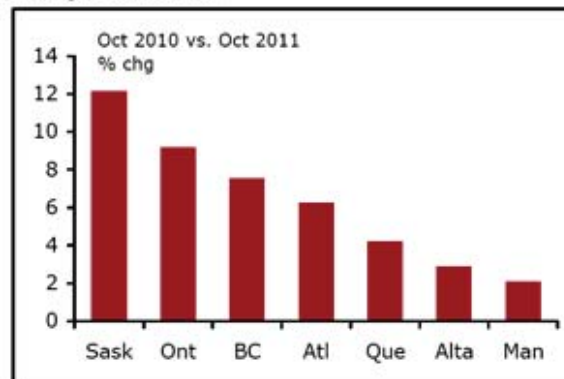
## Average House Prices Nationally

Chart 1  
National Residential Average Price



Source: CREA, CIBC

Chart 2  
Average House Price



Source: CREA, CIBC