



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

March 5, 2014	1.00%
April 16, 2014	1.00%
June 4, 2014	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

March 6, 2014	3.00%
April 17, 2014	3.00%
June 5, 2014	Next meeting date

Source: Bank of Canada

Conventional Mortgage – 5 Year Rate*

March 26, 2014	4.99%
April 9, 2014	4.99%
April 23, 2014	4.99%

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate*

March 19, 2014	0.00%-0.25%
April 30, 2014	0.00%-0.25%
June 18, 2014	Next meeting date

Source: US Federal Reserve

*US Federal Reserve has indicated it will now keep this rate until unemployment level reaches 6.5%

Exchange Rate \$CDN(\$US)

April 3, 2014	0.9059
April 14, 2014	0.9130
April 30, 2014	0.9124

Source: Bank of Canada



Northern Citadel Bancorp



Government of Canada Bonds

Bond Type	March 26, 2014	April 9, 2014	April 23, 2014
1 year Treasury Bill	0.97%	0.99%	0.99%
3 year Benchmark Bond Yield	1.23%	1.23%	1.19%
5 year Benchmark Bond Yield	1.69%	1.71%	1.69%
10 year Benchmark Bond Yield	2.45%	2.47%	2.42%

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	January 2014	January 2013	February 2014	February 2013	March 2014	March 2013
Newfoundland/Labrador	2,400	3,500	4,600	2,500	1,200	2,800
PEI	600	2,000	300	400	200	300
Nova Scotia	2,000	7,400	1,700	1,500	2,400	5,000
New Brunswick	1,900	4,100	3,500	3,400	1,500	1,300
Quebec	32,100	32,000	52,300	38,900	35,600	37,400
Ontario	58,700	43,900	59,500	64,500	39,000	55,100
Manitoba	3,800	5,800	4,100	5,700	4,000	11,000
Saskatchewan	9,200	9,000	6,000	5,300	5,700	7,400
Alberta	39,300	29,300	35,700	35,300	39,900	34,800
British Columbia	26,300	23,600	23,000	23,400	27,400	26,000
CANADA	176,500	160,600	190,700	181,000	156,800	181,100

Source: CMHC Housing Now – April 2013 and April 2014. This seasonally adjusted data goes through stages of revision at different times of the year.

Average MLS resale price for local markets

City	March 2013	March 2014
St. John's	\$309,281	\$354,444
Halifax	\$282,048	\$268,333
Saint John	\$164,182	\$169,978
Quebec	\$264,789	\$252,400
Montreal	\$319,684	\$320,558
Ottawa	\$359,321	\$359,286
Toronto	\$519,879	\$557,684
Hamilton/Burlington	\$388,147	\$410,553
Winnipeg	\$271,198	\$278,527
Saskatoon	\$331,249	\$344,600
Regina	\$314,353	\$328,781
Calgary	\$441,424	\$462,994
Edmonton	\$356,372	\$361,870
Vancouver	\$759,340	\$801,543
Victoria	\$474,937	\$493,323

Source: Canadian Real Estate Association



Northern Citadel Bancorp



Quarterly Housing Prices

Detached Bungalow

Market	Q1 2014 Average	Last Quarter Average	Q1 2013 Average	Bungalow % Change
Halifax	295,500	300,000	294,667	0.3%
Charlottetown	173,000	173,000	173,000	0.0%
Moncton	153,000	155,200	158,000	-3.2%
Fredericton	203,000	203,000	207,000	-1.9%
Saint John	181,425	175,964	176,000	3.1%
St. John's	302,000	296,000	290,000	4.1%
Montreal	294,557	291,050	285,046	3.3%
Ottawa	395,667	395,167	387,333	2.2%
Toronto	589,250	580,151	565,800	4.1%
Hamilton	234,127	234,241	225,088	4.0%
Winnipeg	306,507	303,760	302,896	1.2%
Regina	330,000	331,500	329,250	0.2%
Saskatoon	363,750	367,250	352,500	3.2%
Calgary	480,222	468,967	451,833	6.3%
Edmonton	341,651	344,583	324,563	5.3%
Vancouver	1,062,318	1,041,300	1,013,750	4.8%
Victoria	487,000	460,000	470,000	3.6%
National	380,765	380,710	364,867	4.4%

Standard Two-Storey

Market	Q1 2014 Average	Last Quarter Average	Q1 2013 Average	Two Storey % Change
Halifax	325,933	329,633	319,833	1.9%
Charlottetown	205,000	205,000	205,000	0.0%
Moncton	135,000	141,000	137,200	-1.6%
Fredericton	215,000	215,000	220,000	-2.3%
Saint John	278,145	277,896	275,000	1.1%
St. John's	408,333	401,010	392,667	4.0%
Montreal	406,179	401,714	392,000	3.6%
Ottawa	398,500	397,667	390,500	2.0%
Toronto	716,698	686,250	671,252	6.8%
Hamilton	301,289	302,998	290,622	3.7%
Winnipeg	325,072	316,508	309,222	5.1%
Regina	379,000	370,250	377,750	0.3%
Saskatoon	393,500	379,250	384,000	2.5%
Calgary	472,644	461,089	439,800	7.5%
Edmonton	371,000	360,909	351,691	5.5%
Vancouver	1,148,473	1,151,550	1,116,250	2.9%
Victoria	491,000	463,000	475,000	3.4%
National	428,943	418,282	407,044	5.4%