



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

Source: Bank of Canada

Bank Prime Lending Rate

September 5, 2013	3.00 %
October 24, 2013	3.00 %
December 5, 2013	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

August 28, 2013	5.34 %
September 25, 2013	5.34 %
October 23, 2013	5.34 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate*

September 18, 2013	0.00 % - 0.25 %
October 30, 2013	0.00 % - 0.25 %
December 18, 2013	Next meeting date

Source: US Federal Reserve

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

Exchange Rate \$CDN(\$US)

September 25, 2013	0.9696
October 9, 2013	0.9621
October 23, 2013	0.9630

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	September 25, 2013	October 9, 2013	October 23, 2013
1 year Treasury Bill	1.07%	1.01%	0.99%
3 year Benchmark Bond Yield	1.42%	1.40%	1.28%
5 year Benchmark Bond Yield	1.89%	1.89%	1.73%
10 year Benchmark Bond Yield	2.57%	2.57%	2.43%

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	July 2013	July 2012	August 2013	August 2012	September 2013	September 2012
Newfoundland/Labrador	2,600	4,300	2,700	3,600	2,700	3,900
PEI	600	1,200	300	1,100	800	1,400
Nova Scotia	4,300	2,800	2,400	6,500	5,200	6,100
New Brunswick	2,100	3,700	3,700	3,700	2,900	6,500
Quebec	36,900	50,300	33,700	44,700	37,400	50,300
Ontario	62,500	74,300	71,000	88,000	59,800	72,400
Manitoba	11,200	6,500	4,900	9,000	8,900	8,500
Saskatchewan	8,500	7,500	10,600	8,900	14,600	13,200
Alberta	35,400	31,400	28,500	27,700	30,500	33,400
British Columbia	32,300	26,000	26,300	30,600	30,800	29,500
CANADA	196,500	208,000	184,000	223,800	193,600	225,300

Source: CMHC Housing Now - October 2012 and October 2013. 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 2012	September 2013
Saint John's, NF	\$ 306,571	\$ 314,334
Halifax	\$ 261,126	\$ 268,286
Saint John, NB	\$ 155,723	\$ 173,240
Quebec	\$ 257,885	\$ 266,353
Montreal	\$ 329,889	\$ 322,246
Ottawa	\$ 353,984	\$ 348,788
Toronto	\$ 503,662	\$ 533,797
Hamilton/Burlington	\$ 359,406	\$ 390,638
Winnipeg	\$ 248,749	\$ 256,380
Saskatoon	\$ 313,843	\$ 338,309
Regina	\$ 298,501	\$ 317,273
Calgary	\$ 402,756	\$ 435,934
Edmonton	\$ 323,803	\$ 349,923
Vancouver	\$ 722,681	\$ 786,522
Victoria	\$ 471,953	\$ 486,744

Source: Canadian Real Estate Association



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Quarterly Household Survey - Q3 2013

Detached bungalows

Market	Average Price			Bungalow % Change
	Q3 2013 (\$)	Last Quarter	Q3 2012	
Halifax	299,000	288,667	293,000	2.0%
Charlottetown	173,000	173,000	172,000	0.6%
Moncton	148,000	153,000	147,900	0.1%
Fredericton	207,000	207,000	205,000	1.0%
Saint John	176,092	177,828	186,034	-5.3%
St. John's	296,000	290,000	264,167	12.1%
Montreal	289,306	288,868	287,500	0.6%
Ottawa	398,417	396,483	389,583	2.3%
Toronto	577,563	572,263	550,025	5.0%
Hamilton	228,901	222,761	214,796	6.6%
Winnipeg	307,069	305,010	294,625	4.2%
Regina	336,500	330,000	335,000	0.4%
Saskatoon	366,250	369,250	348,000	5.2%
Calgary	465,411	457,889	434,267	7.2%
Edmonton	337,804	347,344	335,429	0.7%
Vancouver	1,070,000	1,052,500	1,013,500	5.6%
Victoria	458,000	453,100	450,000	1.8%
National	381,811	386,547	366,733	4.1%



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Quarterly Household Survey - Q3 2013

Standard Two Storey

Market	Average Price			2 Storey % Change
	Q3 2013 (\$)	Last Quarter	Q3 2012	
Halifax	329,333	333,167	311,000	5.9%
Charlottetown	205,000	205,000	205,000	0.0%
Moncton	145,000	143,300	134,600	7.7%
Fredericton	215,000	220,000	220,000	-2.3%
Saint John	278,895	279,922	272,591	2.3%
St. John's	400,333	392,667	357,000	12.1%
Montreal	403,007	397,643	387,786	3.9%
Ottawa	398,983	398,983	392,167	2.4%
Toronto	401,500	676,087	651,594	4.1%
Hamilton	678,016	294,928	289,634	1.8%
Winnipeg	294,919	344,598	319,250	8.6%
Regina	346,765	363,000	359,500	3.5%
Saskatoon	372,250	394,250	373,500	7.0%
Calgary	446,411	453,789	431,544	3.4%
Edmonton	362,000	361,636	356,714	1.5%
Vancouver	1,156,500	1,151,250	1,125,750	2.7%
Victoria	462,000	461,000	455,000	1.5%
National	418,686	419,614	403,747	3.7%

The measures are based on a 25% down payment, a 25-year mortgage loan at a five-year fixed rate, and are estimated on a quarterly basis

Source: Royal LePage October 2013