



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 - to give you a snapshot of the current fiscal trends for April 2010.

Bank of Canada Interest Rate

July 20, 2010	0.75 %
September 8, 2010	1.00 %
October 19, 2010	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

July 21, 2010	2.75 %
September 9, 2010	3.00 %
October 20, 2010	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

August 23, 2010	5.49 %
August 30, 2010	5.39 %
September 15, 2010	5.39 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate

August 10, 2010	0.00 % - 0.25 %
September 21, 2010	0.00 % - 0.25 %
November 3, 2010	Next Meeting date

Source: US Federal Reserve



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Exchange Rate \$CDN(\$US)

September 1, 2010	0.9506
September 17, 2010	0.9696
October 4, 2010	0.9785

Source: Bank of Canada

Government of Canada Bonds

Bond Type	August 25, 2010	September 15, 2010	September 29, 2010
1 year Treasury Bill	0.98%	1.30%	1.27%
3 year Benchmark Bond Yield	1.53%	1.72%	1.58%
5 year Benchmark Bond Yield	2.08%	2.25%	2.01%
10 year Benchmark Bond Yield	2.83%	2.90%	2.74%

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	June 2010	June 2009	July 2010	July 2009	August 2010	August 2009
Newfoundland/Labrador	4,500	2,900	3,300	2,900	1,800	2,400
PEI	1,000	1,000	800	600	800	1,000
Nova Scotia	3,200	2,700	5,800	3,300	2,200	4,200
New Brunswick	4,700	3,300	6,100	3,800	4,000	3,700
Quebec	54,500	37,900	52,900	46,200	38,200	47,300
Ontario	56,100	45,800	53,200	39,100	59,400	44,200



Northern Citadel Bancorp



Manitoba	8,100	5,000	9,700	4,000	4,000	5,000
Saskatchewan	6,200	5,100	5,300	3,600	6,100	5,100
Alberta	27,000	20,000	29,200	17,600	20,900	18,400
British Columbia	27,000	14,100	22,800	13,100	25,400	19,200
CANADA	192,300	137,800	189,100	134,200	162,800	150,500

Source: CMHC Housing Now - September 2010 and September 2009. This seasonally adjusted data goes through stages of review at different times of the year.

Average MLS® Resale Price for Local Markets

City	August 2009	August 2010
Halifax	\$231,203	\$254,298
Saint John	\$166,117	\$173,918
Quebec	\$220,760	\$239,688
Montreal	\$279,897	\$303,707
Ottawa	\$315,176	\$322,281
Toronto	\$387,899	\$410,995
Hamilton/Burlington	\$291,374	\$299,812
Winnipeg	\$207,389	\$222,597
Saskatoon	\$281,871	\$305,866
Calgary	\$388,725	\$385,712
Edmonton	\$318,321	\$326,550
Vancouver	\$608,032	\$680,782
Victoria	\$481,279	\$471,929

Source: Canadian Real Estate Association



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Detached bungalow

Region	Average Price		Qualifying Income (\$)	RBC Housing Affordability Measure			
	Q2 2010 (\$)	Y/Y % ch.	Q2 2010	Q2 2010 (%)	Q/Q Ppt. ch.	Y/Y Ppt. ch.	Avg. since '85 (%)
Canada*	330,000	10.8	76,000	42.9	1.9	4.0	39.0
British Columbia	561,600	15.4	116,700	63.8	1.7	8.8	48.8
Alberta	347,900	5.2	77,900	34.3	1.4	1.4	36.1
Saskatchewan	313,100	6.4	73,600	40.8	1.5	1.6	36.6
Manitoba	249,500	10.0	62,800	36.0	0.8	2.7	36.8
Ontario	342,200	10.3	81,200	41.2	2.3	3.6	40.1
Quebec	221,100	11.6	53,500	36.5	1.3	3.7	32.9
Atlantic	196,000	4.5	49,700	32.4	1.1	1.4	31.6
Toronto	472,800	10.9	105,900	50.2	2.4	5.0	48.2
Montreal	267,200	11.0	63,200	43.2	1.8	4.3	36.8
Vancouver	688,600	18.0	140,500	74.0	1.7	11.7	57.2
Ottawa	354,100	11.7	86,800	41.2	3.6	4.0	36.6
Calgary	420,000	4.6	89,200	39.2	0.9	1.6	39.9
Edmonton	335,700	9.6	77,000	34.7	2.5	2.4	33.9

Source: RBC Quarterly Housing Affordability Study