



# DRUMMER NEWS!

REVOLUTIONIZING THE RENTAL GAME SINCE 1982!

## Current Rental Trends:



### Rental Vacancy Rate:

With the vacancy rate reaching 5.8% in 2025, the projected rate is expected to stabilize at 5.7% in 2026, indicating a more balanced market where supply and demand are beginning to converge.



### Available Housing:

In November of 2025 the number of available rental listings in Calgary was 5,581, which is a 28% increase, up from 4,029 in the same period just the year before.



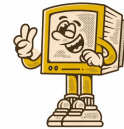
### Average Price:

The average price in Calgary for a 2 bedroom rental was \$1,850 in November of 2025, which was down by 12.18% from \$2,088 in the previous year. Landlords are adapting to a more competitive environment, focusing on tenant retention and providing added value to the property.



## Joke of the Day

Salesman: This computer will cut your workload by 50%.



Property Manager: That's great, I'll take two!

*Christmas Gift Cards  
Were a HUGE Success!*

**Over  
250  
Tenants**  
Received Grocery Gift Cards  
This Year



*Thank you!*



## Need Windows & Floors?

Drummer Realty sells and installs windows and flooring in rental properties for a fraction of the cost compared to anywhere else, saving you big bucks on your investment!

**CONTACT YOUR PROPERTY MANAGER IF YOUR RENTAL IS DUE FOR NEW WINDOWS THIS SPRING!**

## Refer a Client, Get \$\$ Off Your Management Fee!

**SPECIAL OFFER**  
Referral Program!

- For every new property that a current client refers to us, they receive a \$350 credit towards their management fee.
- Bonus offer: if a client owns an additional property (residential or commercial), that we don't currently manage, we'll waive the first month management fee on any new properties they sign-up!

**CONTACT KEVIN LEE  
FOR FULL DETAILS!**

**403-999-5603**



**Kevin Lee**

DBD & Senior Property  
Manager/ Realtor



**Sean Siemens**

President & Managing  
Broker



**Launa Currie**

Sr. Property Manager &  
Associate Broker

Want to expand your portfolio?  
Our Realtors specialize in finding their  
clients the right income property, every time!

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As we close the year, I would like to convey my heartfelt gratitude for your trust and collaboration. It is a true honor to support your property needs and contribute to the success of your investment. On behalf of everyone at Drummer Realty, we wish you a happy New Year and a prosperous 2026!

-Sean Siemens  
Broker

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