

THE NEWSLETTER



MODERN MASTERY.
TRUSTED PARTNERSHIPS.
VISIONARY SPACES.

Greetings, Clients & Friends!

Summer is here, and Los Angeles' construction and design scene is buzzing with momentum. In this month's update, we bring you key insights—from the LA building market, new design trends, and advice for homeowners to make smart choices in mid-year projects.



Los Angeles Construction Market Update JULY 2025



MULTIFAMILY & INDUSTRIAL CONSTRUCTION

MULTIFAMILY ACTIVITY

Remains strong in LA County: Q1 2025 saw 3,462 new units delivered (a 32.6% YoY rise), while vacancy stayed stable around 4.7%—slightly lower than Q4 2024’s 4.8%.

INDUSTRIAL SECTOR

Saw positive momentum after nine straight quarters of net negative absorption, with 2.8 million sq ft occupied in Q1 2025, led by demand in San Gabriel Valley and Central LA.

VACANCY CAUTION

Office vacancy remains elevated (~24.5%), and housing permits fell 57% YoY in Q1—emphasizing constraints on housing supply.

TAKEAWAY: Industrial and multifamily sectors are gaining strength, but housing shortages and office-space shifts persist. At YAF, we’re focusing on custom homes and adaptive reuse to meet ongoing demand.



Trending: Interior & Architectural Design



1. RETRO KITCHEN REVIVAL

Old meets new — ultraluxe unlacquered brass hardware, rich dark tones, nostalgic accent lighting, and even colored vintage-style appliances are making a modern comeback

2. WET ROOMS:

SPA-STYLE BATHROOMS

Natural stone—especially travertine and limestone—is being used extensively for floors, countertops, and even furniture. Texture and tone are winning over high-gloss looks.



3. PINK & BROWN COLOR COMBOS

An unexpected yet elegant duo: dusty pink paired with warm brown brings cozy sophistication and has proven staying power beyond fleeting color trends

4. QUIET MAXIMALISM & EARTHY TONES

While neutrals still dominate, we're seeing bolder, earth-inspired colors: terracotta, sage, and rich burgundy. These pair beautifully with wood tones and create a cozy, grounded aesthetic.

5. SUMMER DECOR HIGHLIGHTS

This season emphasizes elevated coastal motifs, sculptural furniture, playful textural accents, and a relaxed, “undone” charm to homes

Tips for Your **Mid-Year** Home Project

LEVERAGE SUMMER'S NATURAL LIGHT

Use large windows, airy layouts, and shaded outdoor zones to enhance aesthetics and comfort.

BUDGET FOR PERMITS & DELAYS EARLY

LA permitting often slows down mid-year—apply early and expect fees/time extensions.

CHOOSE TIMELESS, DURABLE MATERIALS

Invest in substances like stone, brass, and quality wood finishes that transcend trends—especially if adopting retro influences.

PLAN FOR SPA-LIKE BATHROOMS OR WET ROOMS

Consider these increasingly popular luxury additions; we can guide waterproofing and drainage design for your space.

LAYER WARM EARTH & RUSTIC TONES

Combine the elegance of brown-and-pink palettes with terracotta or olive accents for inviting interiors.

On the Ground at YAF Development

This month, we:

- Breaking ground on a coastal modern estate in Malibu with stone and sculptural design elements.
- Progressing on luxury wet room installations in a West Hollywood home.
- Consulting with homeowners integrating retro kitchen accents into upcoming projects.

A photograph of three construction workers wearing hard hats (one white, two yellow) and safety glasses, looking towards a wooden building frame under construction. The background shows more of the structure and some greenery.

LET'S MAKE SUMMER 2025 YOUR MOST INSPIRED BUILD YET.

Reach out to schedule a summer consultation and discover how YAF Development brings craftsmanship, design insight, and reliable delivery to every project.

Stay updated with us on Instagram @yafdevelopment, and at www.yafdevelopments.com!