



Mississippi Timber Price Report

1st Quarter 2021

April 9, 2021



The **Mississippi Timber Price Report** provides a picture of timber market activity showing regional and statewide stumpage prices for common forest products. **This report should only be used as a guide to help individuals monitor timber market trends. The average price should not be applied as fair market value for a specific timber sale because many variables influence actual prices each landowner will receive.** This report and historical timber prices are available by contacting your local county Extension office or at www.extension.msstate.edu/forestry/forest-economics/timber-prices.

How are prices obtained? This report used data from 63 timber sales conducted and reported across Mississippi during 1st quarter 2021. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.

Are you interested in becoming a cooperative price reporter or do you want more information about the Mississippi Timber Price Report? Please contact Marc Measells at mkm2@msstate.edu or at 662-325-3550 for more information.

Price Trends

As is typical in Mississippi during the 1st quarter, areas of the state had above normal rainfall, especially in March. Prices typically increase the 1st quarter as wetter weather conditions prevail. Landowners with land that could be harvested during the wet weather benefited. The 1st quarter statewide stumpage prices for pine products are in Table 1 and hardwood products are in Table 2. Figures reflect 10-year statewide average price trends.

Compared to the 4th quarter, statewide average prices changed (-14.8% to 28.8%) during the 1st quarter with most product classes having higher prices. However, prices varied for some product classes across regions. Record lumber prices have continued into 2021. However, our abundant oversupply of standing timber continues as the main contributor to our stumpage prices. The good news, statewide average prices compared to the previous year (1Q 2020) for pine sawtimber increased 26.5% and pine chip-n-saw increased 9.1%. Unfortunately, hardwood product prices have continued to struggle.

Housing starts peaked in December 2020 and decreased through February 2021. The unemployment rate, although still high, has continually decreased since April 2020. As unemployment rates and the overall economy continue to improve, timber markets should recover. However, record lumber prices have caused housing starts to stall which will possibly lead to a market reduction on lumber prices. Prices during the 2nd quarter are not expected to change much. Most economic forecasters still expect the recovery to continue throughout 2021. As noted in the previous report, construction on new mills and mill expansions will be beneficial to Mississippi landowners. The increased competition from these new mills are much needed! Keep in mind, we still face an enormous overabundant supply of standing timber in Mississippi which will restrain stumpage price moving forward.

Table 1: Mississippi 1st quarter 2021 pine stumpage prices (\$/ton).**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood	Pine Topwood
NW	Low	\$36.50	\$15.00	\$15.00	\$6.00	IND	\$0.50	IND
	Avg.	\$37.75	\$23.70	\$16.25	\$12.86	IND	\$2.09	IND
	High	\$40.00	\$38.40	\$17.00	\$20.75	IND	\$3.59	IND
NE	Low	\$25.00	\$16.00	\$17.00	\$7.80	IND	\$0.70	IND
	Avg.	\$35.38	\$28.27	\$19.67	\$14.10	IND	\$2.20	IND
	High	\$40.00	\$40.00	\$22.00	\$20.50	IND	\$4.50	IND
SW	Low	\$36.46	\$16.00	\$18.00	\$10.00	IND	\$0.50	\$1.00
	Avg.	\$46.76	\$24.77	\$19.00	\$13.63	IND	\$5.67	\$2.50
	High	\$54.80	\$38.36	\$21.00	\$19.50	IND	\$9.65	\$7.00
SE	Low	IND	\$26.00	\$24.50	\$14.50	IND	\$4.00	\$1.50
	Avg.	IND	\$33.19	\$24.67	\$16.64	IND	\$6.54	\$4.09
	High	IND	\$40.24	\$24.75	\$20.77	IND	\$10.39	\$8.00
Statewide	Low	\$25.00	\$15.00	\$15.00	\$6.00	\$0.50	\$0.50	\$1.00
	Avg.	\$40.20	\$26.50	\$19.50	\$14.08	\$3.63	\$4.57	\$2.91
	High	\$54.80	\$40.24	\$24.75	\$20.77	\$10.00	\$10.39	\$8.00

* IND = Insufficient or No Data Reported.

** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

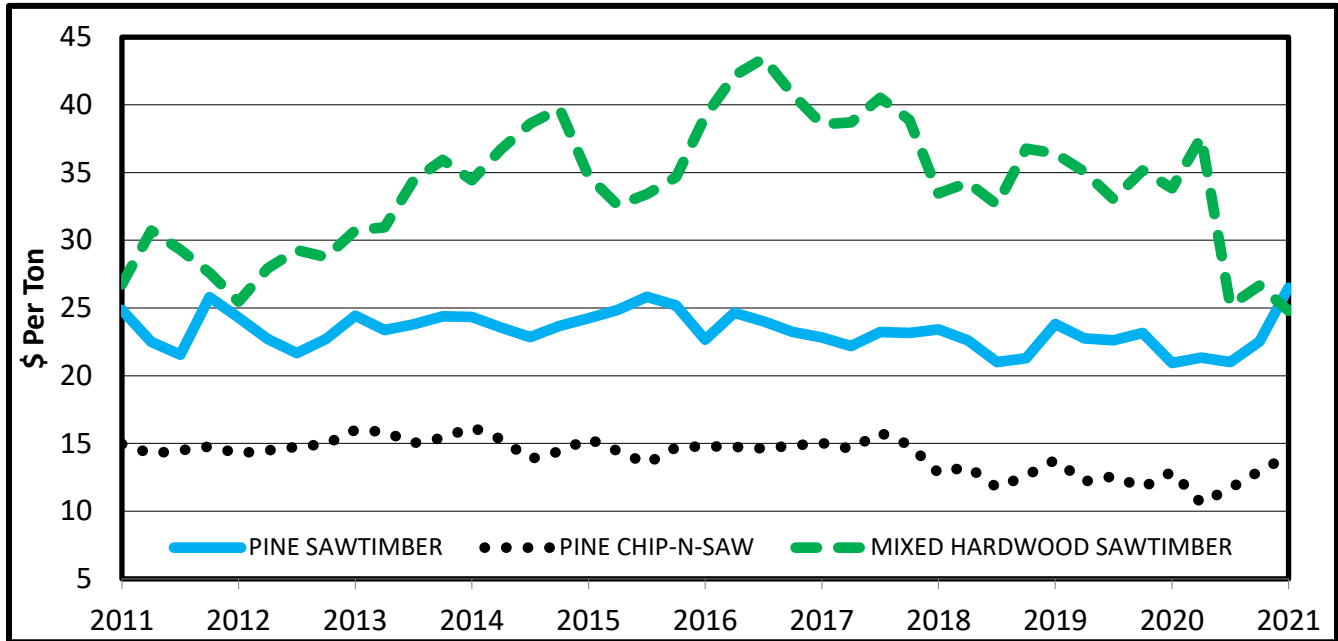
Table 2: Mississippi 1st quarter 2021 hardwood stumpage prices (\$/ton).**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$32.00	\$14.00	\$1.00	IND
	Avg.	\$37.88	\$24.78	\$4.03	IND
	High	\$52.00	\$38.00	\$6.00	IND
NE	Low	\$35.00	\$12.45	\$3.00	IND
	Avg.	\$45.71	\$24.06	\$4.86	IND
	High	\$57.84	\$38.00	\$8.00	IND
SW	Low	\$34.00	\$15.00	\$2.00	IND
	Avg.	\$38.04	\$21.97	\$4.08	IND
	High	\$52.75	\$35.00	\$6.43	IND
SE	Low	\$35.00	\$22.00	\$3.54	IND
	Avg.	\$38.75	\$30.97	\$5.40	IND
	High	\$47.52	\$40.61	\$8.51	IND
Statewide	Low	\$32.00	\$12.45	\$1.00	\$25.97
	Avg.	\$39.38	\$24.80	\$4.54	\$28.89
	High	\$57.84	\$40.61	\$8.51	\$30.14

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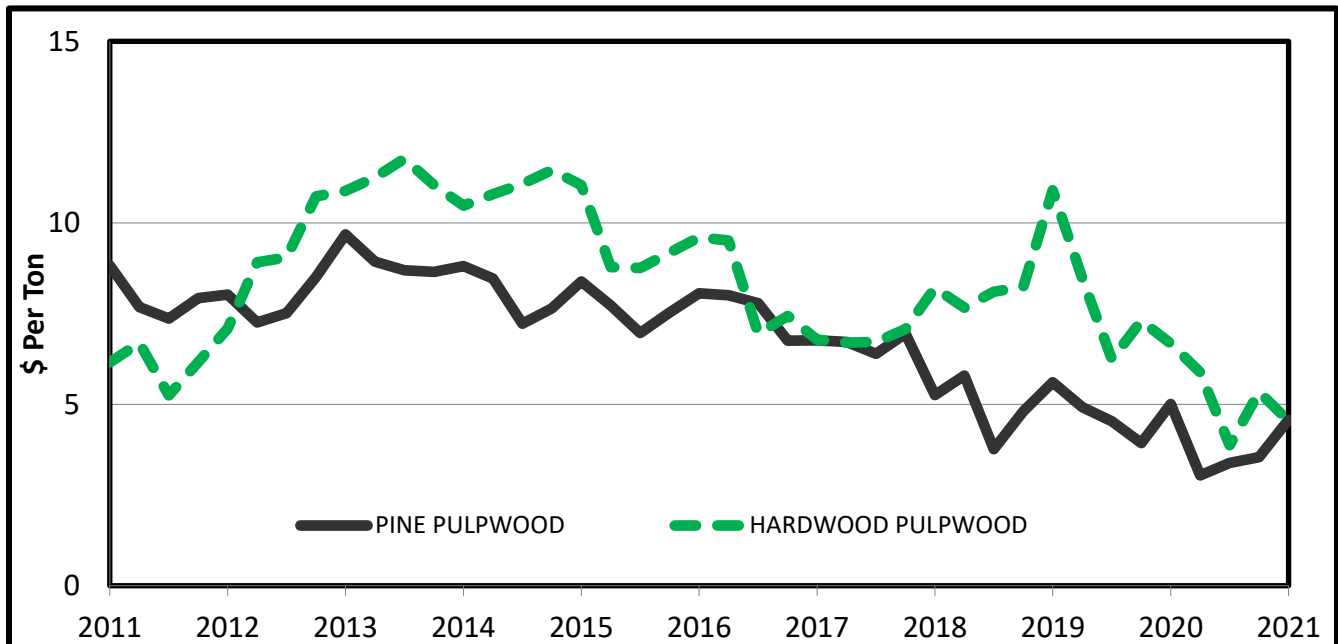
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1st quarter 2011 through 1st quarter 2021.*



*Prices from 2011-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

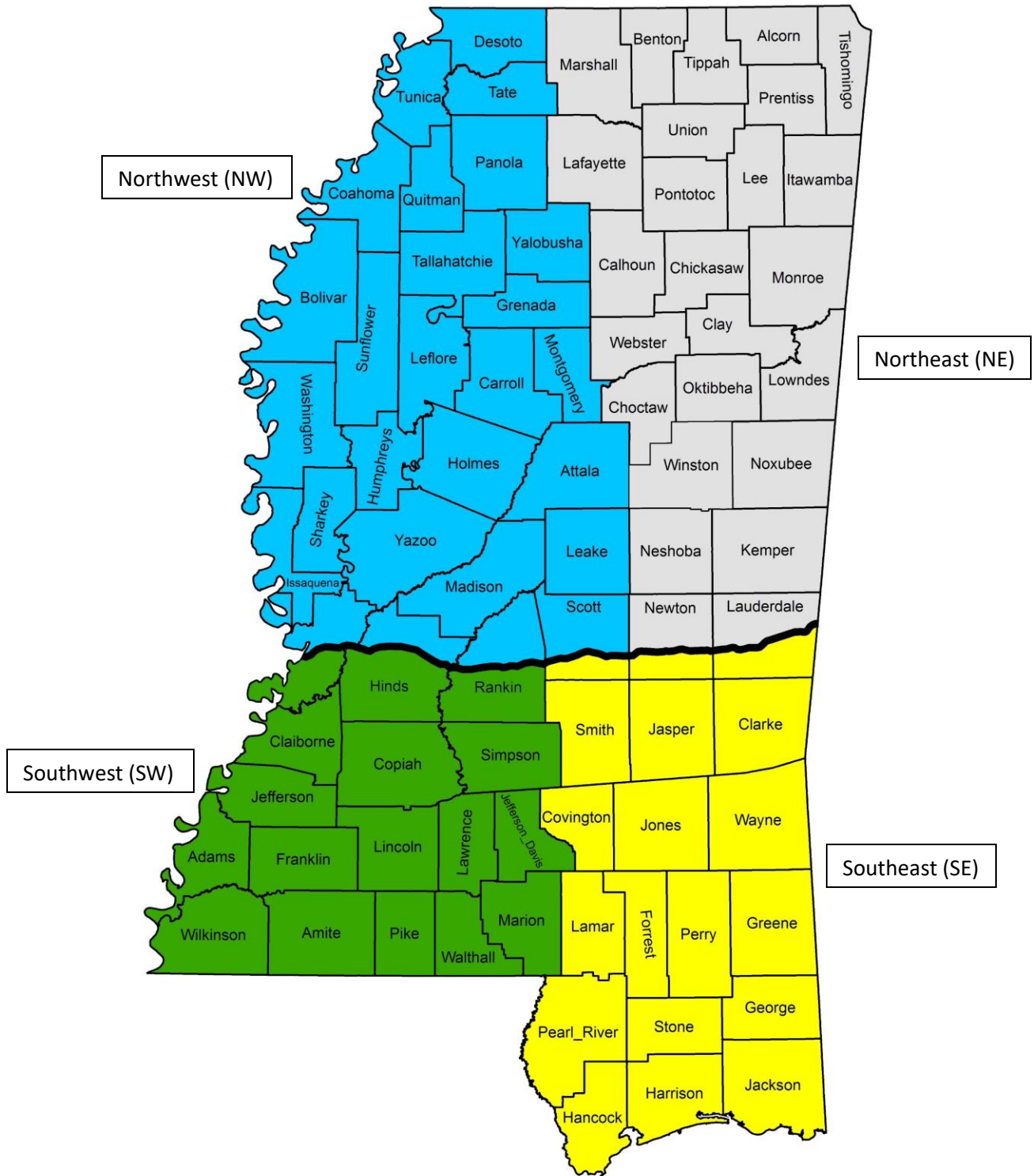
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1st quarter 2011 through 1st quarter 2021.*



*Prices from 2011-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

*Timber-Mart South (TMS), Inc. has more detailed data available by subscription that contains values for other timber products not included in this report. TMS is compiled and produced at the Center for forest Business, Warnell School of Forest Resources, University of Georgia, under contract with the Frank W. Norris Foundation, a non-profit corporation serving the forest products industry. See <http://WWW.TMARTSOUTH.COM/> for information on subscriptions.

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