

Price Report

3rd Quarter 2024

October 15, 2024

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 37 timber sales conducted and reported across Mississippi during 3rd quarter 2024. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.



Price Trends

The 3rd quarter statewide stumpage prices for pine products and hardwood products are in Table 1 and 2 respectively. Figures reflect statewide average price trends. Most timber products saw an increase in statewide average stumpage prices this quarter, except for pine poles and pine topwood.

Compared to the 2nd quarter, statewide average prices changed significantly (-4% to 56.62%) during the 3rd quarter. Pine sawtimber prices reached \$20.81/ton, an increase of \$1.21/ton (6.20%). Hardwood sawtimber prices (both Oak and Mixed hardwood) increased by over \$3/ton (~10%) from the last quarter. Pulpwood market also showed improvement, as average pine and hardwood pulp prices increased by 56.62% and 10.09% respectively. Keep in mind, prices vary for some product classes across regions due to localized market conditions. Timber prices for a particular timber stand are influenced by timber species, quality and size of the trees, site accessibility, local timber inventory, mill types and capacities, logging capabilities, transportation capacity, and more.

The wood products market declined this quarter, with price drops for Southern pine lumber, and Southern OSB. Additionally, housing starts and building permits decreased compared to the same period in 2023, although remodeling activity showed an uptick. Diesel, crude oil, and natural gas prices were all down in the 3rd quarter.

Looking ahead, stumpage prices are expected to decline in the coming quarter as drier weather conditions set in. Mississippi's abundant standing timber supply will continue to exert downward pressure on prices. However, there is positive momentum in the industry, with ongoing progress in mill expansions and new mill construction projects.

Are you interested in reporting timber prices or do you want more information about the Mississippi Timber Price Report? Please contact Sabhyata Lamichhane at sabhyata.lamichhane@msstate.edu or at 662-325-3550 for more information.

Table 1: Mississippi 3rd quarter 2024 state average pine stumpage prices (\$/ton). Average prices are based on 37 timber sales across MS.**

	Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine Pulpwood	Pine Topwood
Low	\$28.00	\$8.00	\$14.00	\$3.26	\$0.50	\$0.50
Avg	\$31.39	\$20.81	\$17.43	\$11.21	\$2.65	\$1.00
High	\$38.00	\$45.00	\$20.00	\$17.00	\$7.00	\$2.50

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

Table 2: Mississippi 3rd quarter 2024 state average hardwood stumpage prices (\$/ton). Average prices are based on 37 timber sales across MS.**

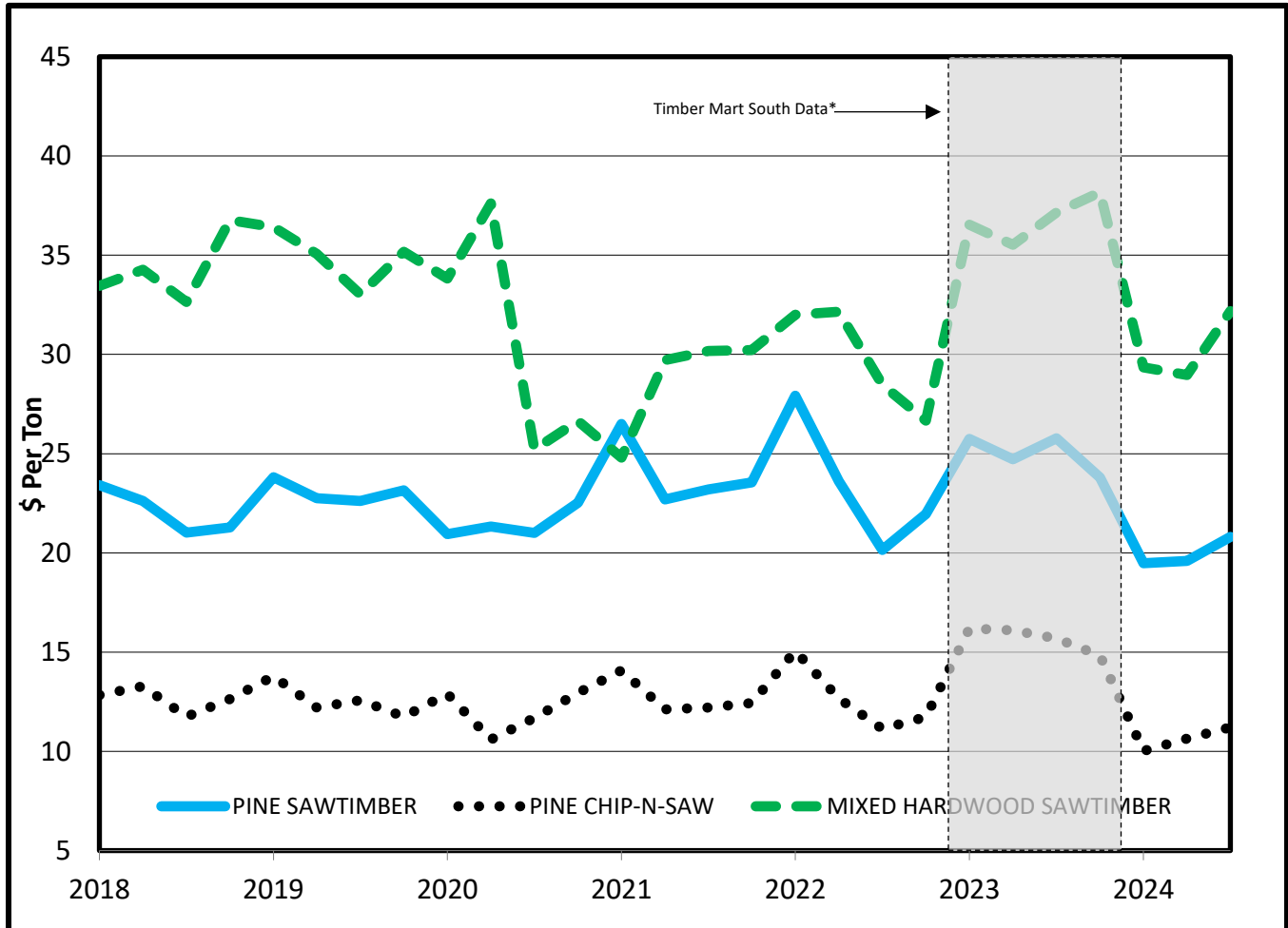
	Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
Low	\$30.00	\$18.00	\$0.50	\$25.00
Avg	\$40.63	\$32.19	\$4.59	\$30.00
High	\$50.00	\$45.00	\$15.00	\$37.00

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

Table 3: Quarter-to-quarter changes in the state average stumpage prices.

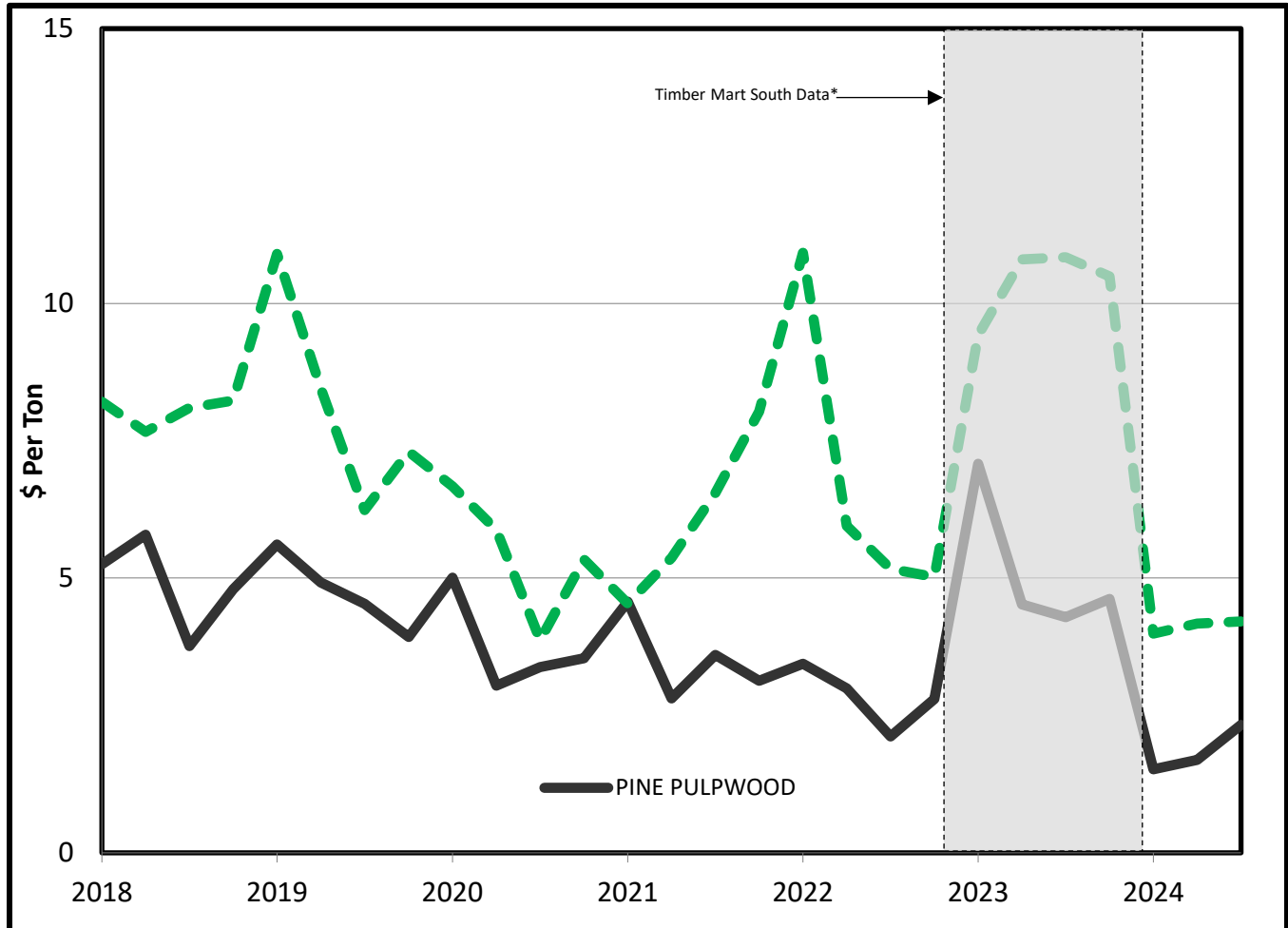
Product	State-Average Stumpage Prices, \$/ton		
	3Q2024	2Q2024	Q/Q change
Pine Poles	\$31.39	\$32.72	(\$1.33)
Pine Sawtimber	\$20.81	\$19.60	\$1.21
Pine Plylogs	\$17.43	\$17.38	\$0.05
Pine Chip-n-Saw	\$11.21	\$10.64	\$0.57
Pine Pulpwood	\$2.65	\$1.55	\$1.10
Pine Topwood	\$1.00	\$1.69	(\$0.69)
Oak Sawtimber	\$40.63	\$37.34	\$3.29
Mixed Hardwood	\$32.19	\$28.96	\$3.23
Hardwood Pulpwood	\$4.59	\$4.17	\$0.42
Crossties	\$30.00	\$23.00	\$7.00

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1st quarter 2018 through 3rd quarter 2024. *



*2023 prices are from Timber Mart-South.

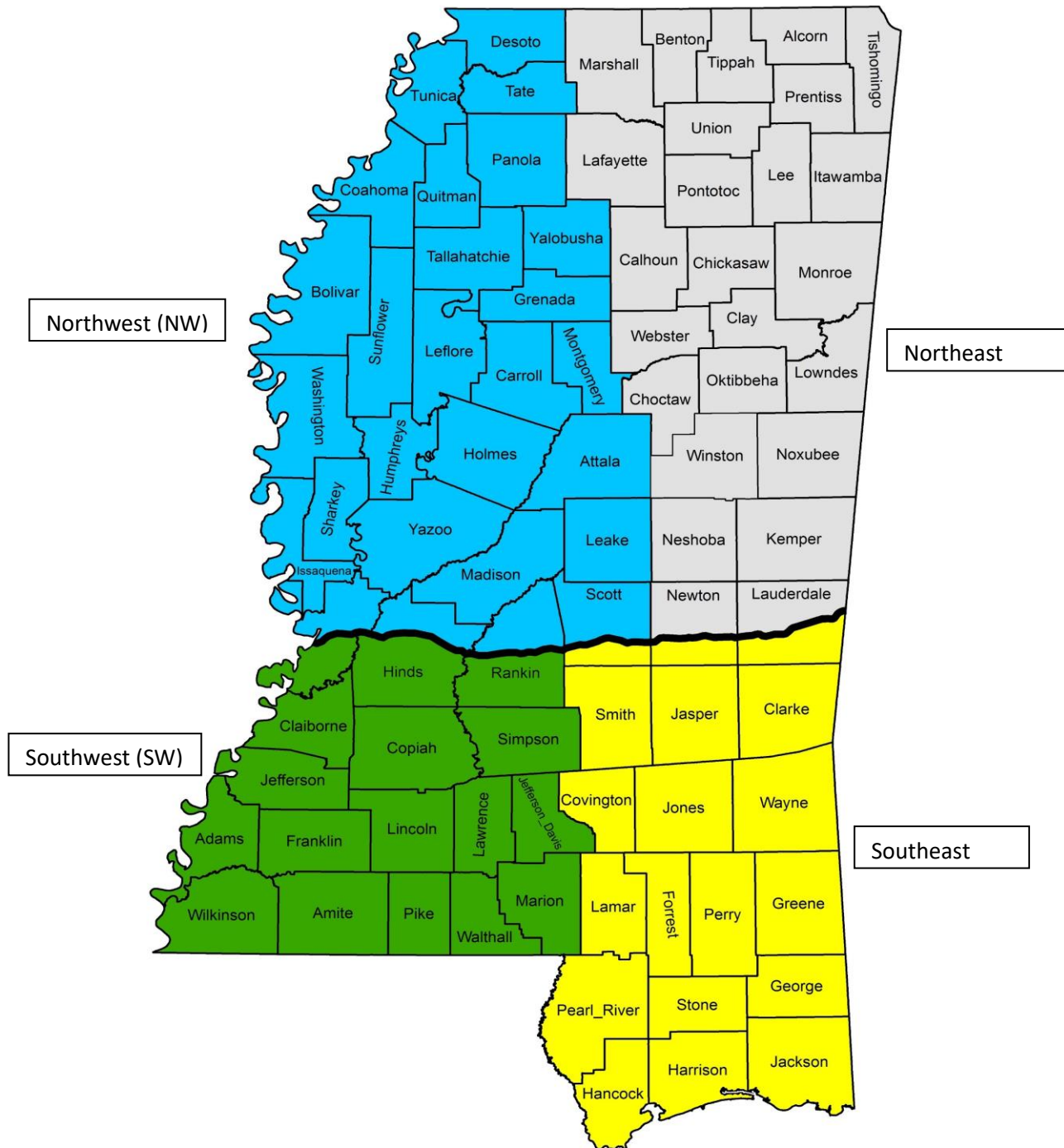
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1st quarter 2018 through 3rd quarter 2024. *



* 2023 prices are from Timber Mart-South.

*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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