



# Mississippi Timber Price Report

## 2<sup>nd</sup> Quarter 2021

July 7, 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](http://www.extension.msstate.edu/forestry/forest-economics/timber-prices).

**How are prices obtained?** This report used data from 91 timber sales conducted and reported across Mississippi during 2<sup>nd</sup> 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](mailto:mkm2@msstate.edu) or at 662-325-3550 for more information.

### Price Trends

Areas of Mississippi had above normal rainfall in April and June while May was relatively dry. Prices typically increase during wetter weather conditions. Landowners with land that could be harvested during the wet weather benefited. The 2<sup>nd</sup> 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 1<sup>st</sup> quarter, statewide average prices changed (-38.5% to 19.8%) during the 2<sup>nd</sup> quarter with pine products declining and hardwood products increasing. Prices varied for some product classes across regions. Prices for dimensional lumber peaked in May and have steadily declined since (down over 50% as of July 6<sup>th</sup>). However, our abundant oversupply of standing timber continues to be the main contributor to our depressed stumpage prices. The good news, mills are making progress on the announced expansions and new mill construction. Many will begin production later this year and into next year. This added production capacity will be beneficial to many landowners within the procurement radius of those mills.

Housing starts peaked in December 2020 and have fluctuated since and new housing permits have declined because of the record lumber prices. The unemployment rate, although still high, has continued declining. As unemployment rates and the overall economy continue to improve, timber markets should recover. Most economic forecasters still expect the recovery to continue throughout 2021. Prices during the 3<sup>rd</sup> quarter are expected to decline (as they typically do) as we move into the drier months. 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 2<sup>nd</sup> 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	IND	\$15.00	\$14.00	\$5.50	IND	\$0.25	IND
	Avg.	IND	\$20.84	\$16.88	\$10.07	IND	\$1.99	IND
	High	IND	\$25.00	\$20.00	\$15.50	IND	\$3.50	IND
NE	Low	IND	\$14.00	\$15.00	\$8.00	\$7.00	\$0.50	\$1.50
	Avg.	IND	\$23.00	\$19.58	\$12.43	\$7.80	\$2.55	\$1.50
	High	IND	\$29.56	\$26.00	\$16.86	\$8.00	\$5.00	\$1.50
SW	Low	\$30.00	\$17.50	\$18.00	\$9.00	IND	\$1.00	\$1.00
	Avg.	\$34.50	\$23.25	\$19.20	\$13.31	IND	\$3.45	\$3.39
	High	\$40.00	\$32.00	\$22.00	\$17.50	IND	\$6.00	\$6.00
SE	Low	IND	\$15.00	IND	\$5.74	\$8.00	\$1.68	IND
	Avg.	IND	\$24.14	IND	\$12.03	\$8.17	\$3.75	IND
	High	IND	\$29.00	IND	\$15.00	\$8.50	\$5.74	IND
Statewide	Low	\$30.00	\$14.00	\$14.00	\$5.50	\$1.00	\$0.25	\$1.00
	Avg.	\$36.11	\$22.70	\$18.29	\$12.11	\$6.72	\$2.81	\$2.71
	High	\$45.00	\$32.00	\$26.00	\$17.50	\$8.50	\$6.35	\$6.00

\* IND = Insufficient or No Data Reported.

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

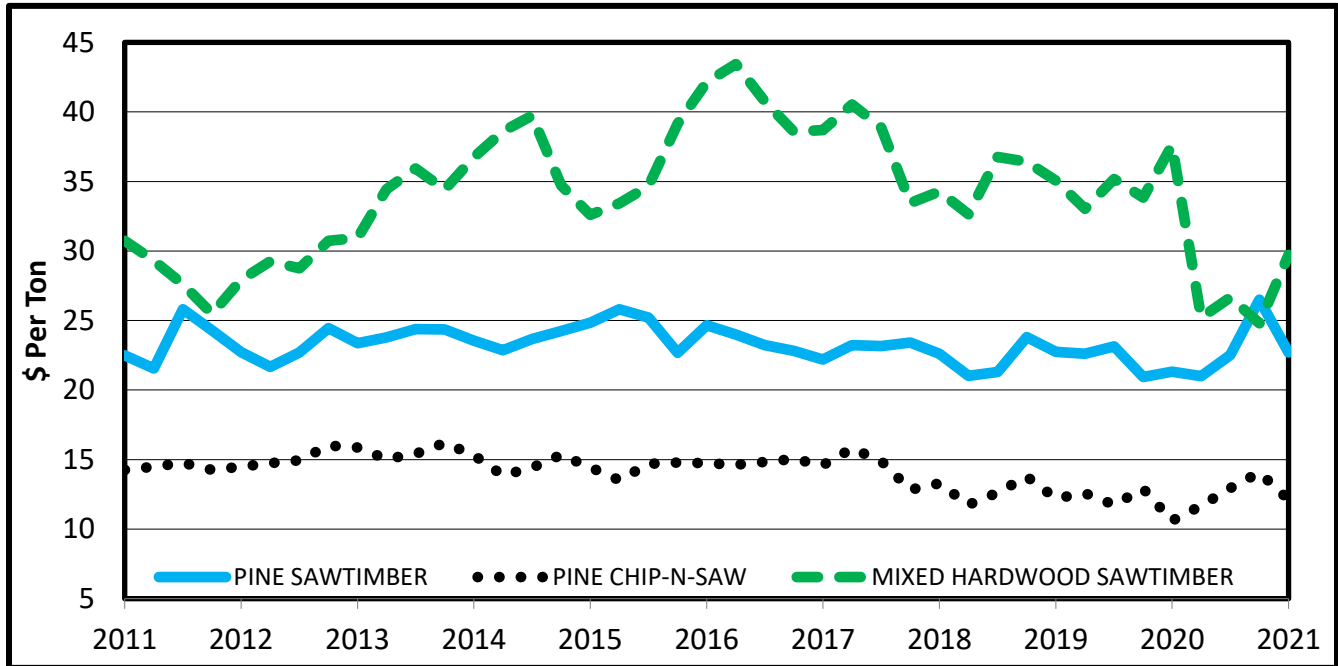
**Table 2: Mississippi 2<sup>nd</sup> quarter 2021 hardwood stumpage prices (\$/ton)\*\*.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$25.56	\$11.11	\$2.50	IND
	Avg.	\$37.71	\$25.58	\$3.68	IND
	High	\$50.00	\$35.00	\$6.00	IND
NE	Low	\$40.00	\$25.00	\$3.00	IND
	Avg.	\$53.55	\$38.15	\$8.28	IND
	High	\$63.00	\$50.00	\$12.50	IND
SW	Low	\$30.00	\$15.00	\$1.00	IND
	Avg.	\$37.18	\$21.65	\$3.32	IND
	High	\$45.00	\$31.50	\$6.50	IND
SE	Low	\$37.00	\$28.00	\$4.16	IND
	Avg.	\$47.00	\$36.50	\$7.39	IND
	High	\$54.00	\$43.00	\$13.00	IND
Statewide	Low	\$25.56	\$11.11	\$1.00	\$22.00
	Avg.	\$44.32	\$29.72	\$5.37	\$24.83
	High	\$63.00	\$50.00	\$13.00	\$30.00

\*IND = Insufficient or No Data Reported.

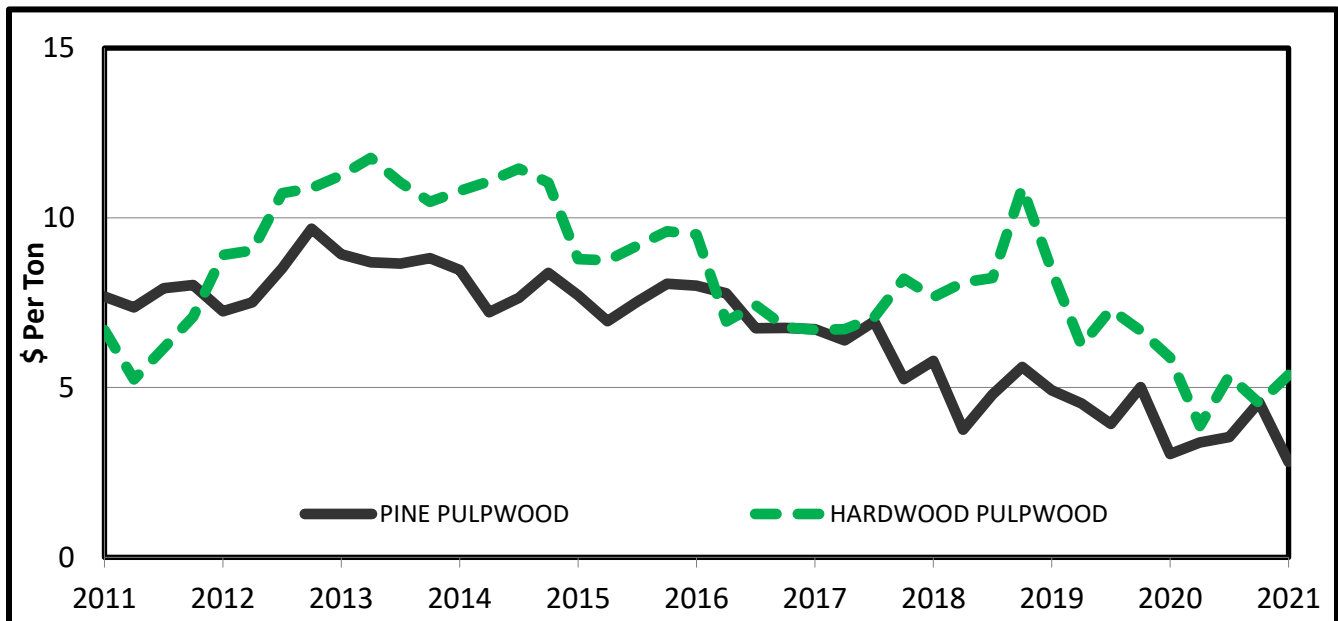
\*\* Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

**Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 2<sup>nd</sup> quarter 2011 through 2<sup>nd</sup> quarter 2021.\***



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

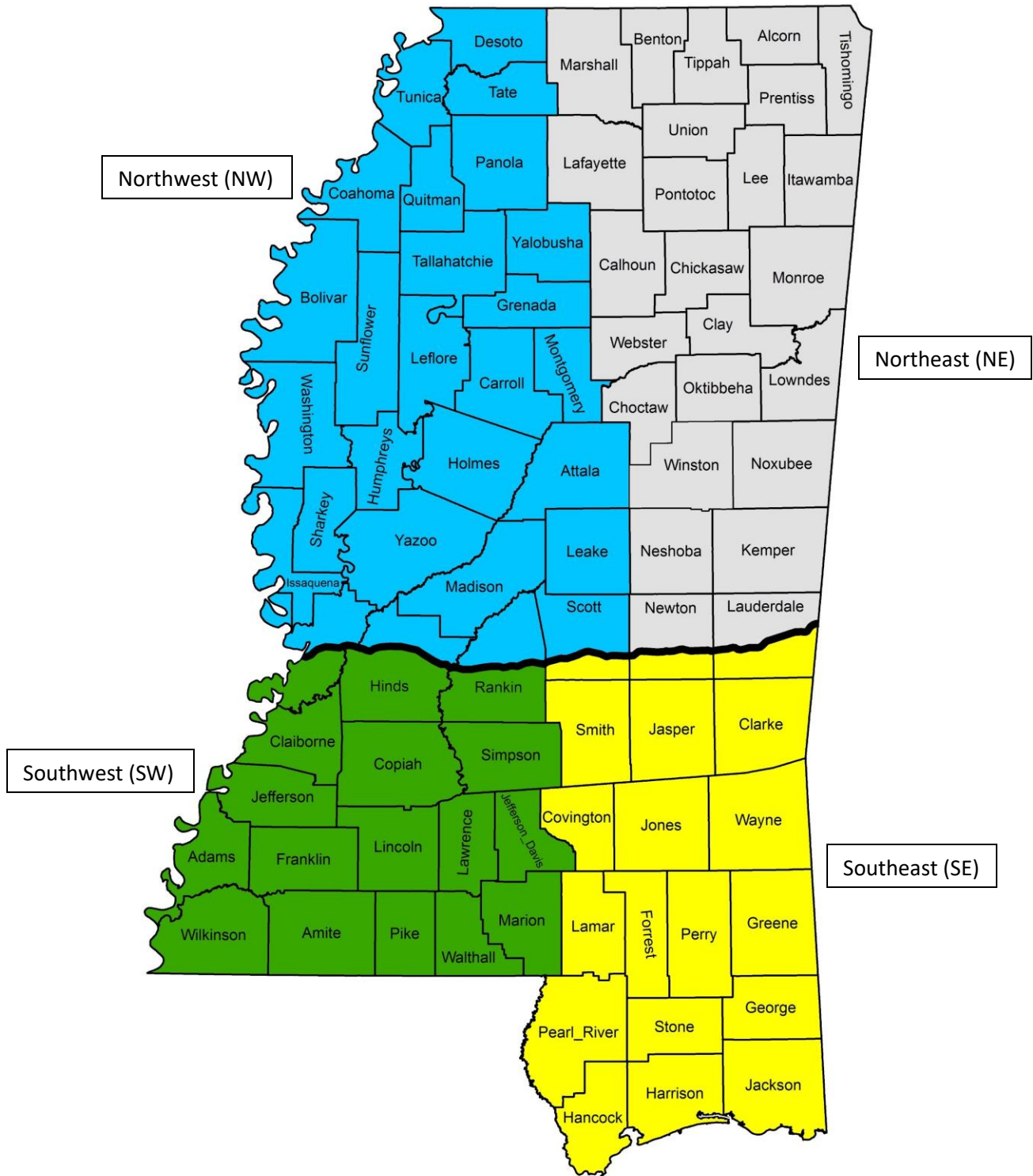
**Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 2<sup>nd</sup> quarter 2011 through 2<sup>nd</sup> quarter 2021.\***



\*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.

## Mississippi Timber Price Report Regions



Mississippi State University is an equal opportunity institution. Discrimination in university employment, programs, or activities based on race, color, ethnicity, sex, pregnancy, religion, national origin, disability, age, sexual orientation, genetic information, status as a U.S. veteran, or any other status protected by applicable law is prohibited. For more information, please contact the Office of Compliance and Integrity, 56 Morgan Avenue, P.O. 6044, Mississippi State, MS 39762.