



# Mississippi Timber Price Report

## 4<sup>th</sup> Quarter 2022

January 12, 2023



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 47 timber sales conducted and reported across Mississippi during 4<sup>th</sup> quarter 2022. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.

**Are you interested in reporting timber prices, or do you want more information about the Mississippi Timber Price Report?** Please contact Don Grebner at [don.grebner@msstate.edu](mailto:don.grebner@msstate.edu) or at 662-325-0928 for more information.

### Price Trends

The 4<sup>th</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 3<sup>rd</sup> quarter, statewide average prices decreased for all major hardwood product classes (-13.2% to -3.0%) and increased for all major pine product classes (5.2% to 31.9%) during the 4<sup>th</sup> quarter. However, year-over-year stumpage prices decreased for all product classes. Prices varied for product classes across regions due to localized market and weather conditions.

Stumpage prices during the 1<sup>st</sup> quarter 2023 are expected to be stable or slightly decrease. Although diesel fuel prices have continued to decrease, they are still negatively impacting the logging and trucking sector. However, wet weather in the 1<sup>st</sup> quarter typically causes stumpage prices to increase. The continued high inflation led to increased mortgage interest rates resulting in decreased housing starts and building permits across the country and is expected to continue this trend into 2023. As the housing market continues to decline, the resulting decreased demand for wood products will keep stumpage prices lower until the economy recovers. Mississippi also continues to have an overabundant supply of standing timber which will impact our stumpage prices. The good news is we have many have the new mills and expansion projects starting production and others are set to begin in 2023. In the long run, this added production capacity will benefit landowners within the procurement radius of those mills.

**Table 1: Mississippi 4<sup>th</sup> quarter 2022 pine stumpage prices (\$/ton)\*\*.**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood	Pine Topwood
NW	Low	\$25.50	\$13.50	NA	\$5.00	NA	\$1.00	\$0.50
	Avg.	\$31.13	\$22.28	NA	\$11.40	NA	\$2.01	\$0.83
	High	\$34.00	\$36.40	NA	\$18.00	NA	\$3.50	\$1.00
NE	Low	\$34.00	\$12.00	\$18.00	\$8.00	NA	\$1.50	NA
	Avg.	\$37.20	\$20.26	\$19.00	\$11.74	NA	\$3.73	NA
	High	\$40.00	\$31.95	\$20.00	\$17.11	NA	\$5.00	NA
SW	Low	\$25.00	\$20.00	\$18.00	\$9.50	NA	\$2.00	\$0.50
	Avg.	\$30.60	\$24.56	\$18.60	\$12.00	NA	\$2.81	\$0.67
	High	\$38.00	\$35.00	\$20.00	\$16.00	NA	\$4.00	\$1.00
SE	Low	NA	\$22.00	\$22.00	\$11.50	NA	\$1.50	\$0.50
	Avg.	NA	\$22.33	\$22.33	\$12.17	NA	\$2.83	\$0.83
	High	NA	\$23.00	\$23.00	\$13.00	NA	\$5.00	\$1.00
Statewide	Low	\$25.00	\$12.00	\$18.00	\$5.00	\$1.00	\$1.00	\$0.50
	Avg.	\$33.47	\$21.96	\$19.50	\$11.73	\$6.52	\$2.80	\$0.73
	High	\$40.00	\$36.40	\$23.00	\$18.00	\$12.03	\$5.00	\$1.00

\* IND = Insufficient or No Data Reported.

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

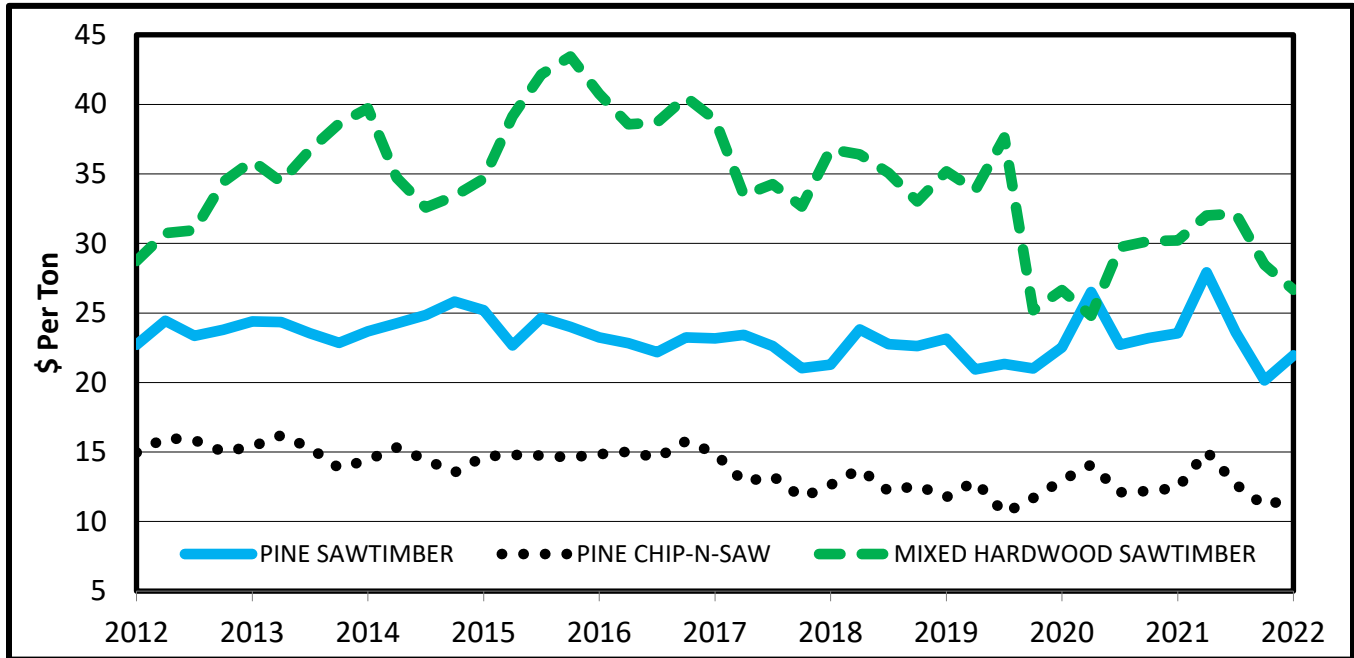
**Table 2: Mississippi 4<sup>th</sup> quarter 2022 hardwood stumpage prices (\$/ton)\*\*.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$20.00	\$15.00	\$2.00	\$15.00
	Avg.	\$33.77	\$24.00	\$4.92	\$18.33
	High	\$43.00	\$30.00	\$8.50	\$25.00
NE	Low	\$21.00	\$15.00	\$4.00	\$15.00
	Avg.	\$25.25	\$28.81	\$5.84	\$18.33
	High	\$31.00	\$45.00	\$8.50	\$25.00
SW	Low	\$40.00	\$20.00	\$3.00	NA
	Avg.	\$40.75	\$29.92	\$5.00	NA
	High	\$43.75	\$34.09	\$6.00	NA
SE	Low	NA	NA	\$3.00	NA
	Avg.	NA	NA	\$3.00	NA
	High	NA	NA	\$3.00	NA
Statewide	Low	\$20.00	\$15.00	\$2.00	\$15.00
	Avg.	\$34.56	\$26.67	\$5.02	\$18.33
	High	\$43.75	\$45.00	\$8.50	\$25.00

\*IND = Insufficient or No Data Reported.

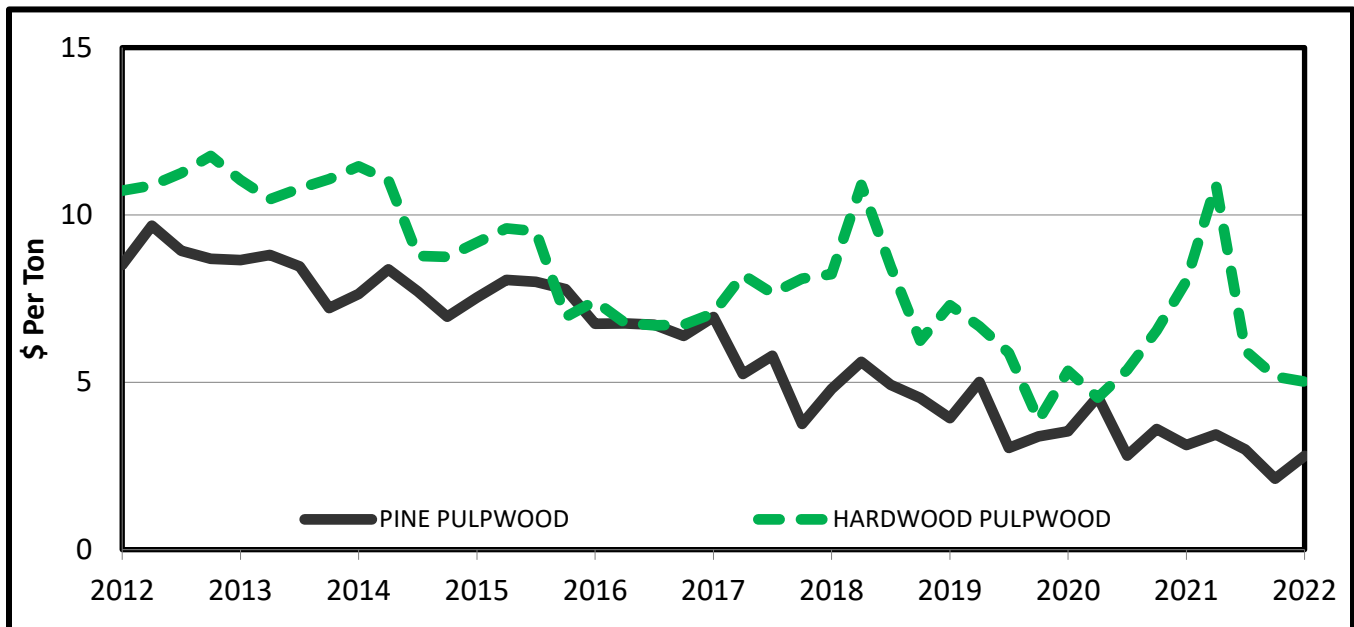
\*\* Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

**Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 4<sup>th</sup> quarter 2012 through 4<sup>th</sup> quarter 2022.\***



\*Prices from 2012-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

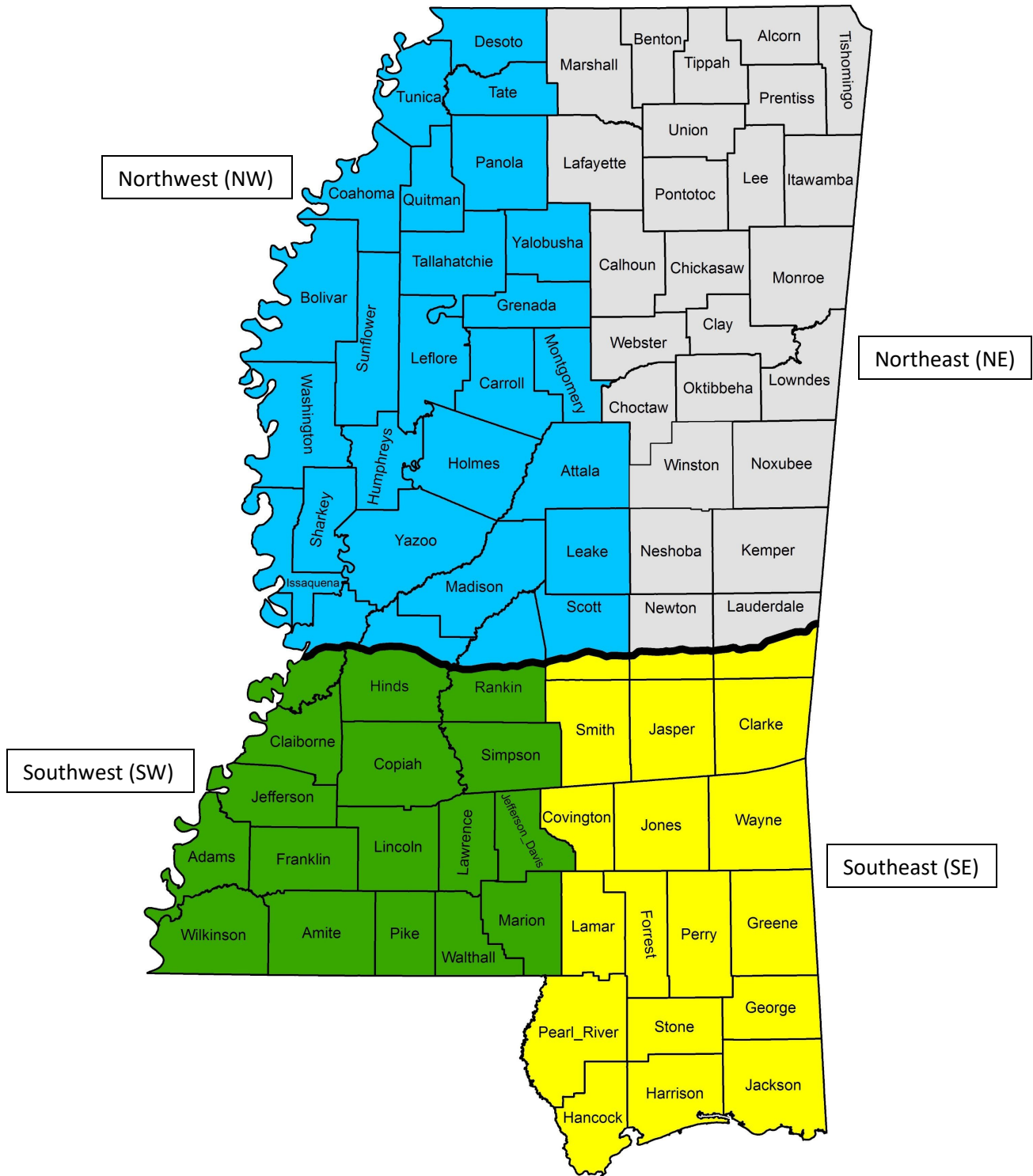
**Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 4<sup>th</sup> quarter 2012 through 4<sup>th</sup> quarter 2022.\***



\*Prices from 2012-2017 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.