

Price Report

3rd Quarter 2025

October 2025

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 78 timber sales conducted and reported across Mississippi during 3rd quarter 2025. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.



Price Trends

Statewide average stumpage prices for the third quarter of 2025 are summarized in Tables 1 and 2 for pine and hardwood products, respectively. Overall, most timber products saw a decrease in prices compared to the second quarter, except for mixed hardwood sawtimber, which saw a modest increase.

Pine and oak sawtimber prices both dipped slightly—each down by over \$1.50 per ton, while mixed hardwood sawtimber edged upward to an average of \$32.33 per ton. The pulpwood market softened further this quarter, with pine pulpwood prices down 3.5% and hardwood pulpwood prices down 9% compared to the second quarter. It is important to note that prices often 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.

In the broader wood products market, prices for Southern pine lumber, OSB, and plywood continued to decline. Although housing starts and building permits rose slightly, remodeling activity was lower than during the same period last year. Energy markets also shifted, with natural gas and crude oil prices falling while diesel prices increased slightly.

Mississippi's abundant standing timber supply continues to exert downward pressure on stumpage prices. Despite this, there is a 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 2025 state average pine stumpage prices (\$/ton). Average prices are based on 78 timber sales across MS.**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood	Pine Topwood
NW	Low	IND	\$14.00	IND	\$6.00	IND	\$0.50	IND
	Average	IND	\$17.04	IND	\$8.71	IND	\$1.08	IND
	High	IND	\$22.32	IND	\$14.00	IND	\$2.50	IND
NE	Low	\$32.00	\$15.00	\$12.00	\$9.00	IND	\$0.50	\$0.50
	Average	\$34.33	\$20.53	\$16.17	\$11.38	IND	\$2.67	\$1.21
	High	\$35.00	\$30.00	\$20.00	\$15.00	IND	\$12.00	\$3.00
SW	Low	\$27.00	\$15.00	\$15.00	\$6.00	IND	\$0.50	\$0.25
	Average	\$31.51	\$20.93	\$17.00	\$10.59	IND	\$1.62	\$0.72
	High	\$35.00	\$25.00	\$18.00	\$16.18	IND	\$4.18	\$2.00
SE	Low	\$31.00	\$18.00	IND	\$11.00	IND	\$0.52	\$0.50
	Average	\$37.86	\$21.41	IND	\$14.55	IND	\$3.45	\$3.00
	High	\$45.00	\$25.00	IND	\$18.00	IND	\$10.00	\$10.00
Statewide	Low	\$27.00	\$14.00	\$12.00	\$6.00	\$1.00	\$0.50	\$0.25
	Average	\$34.62	\$20.25	\$17.29	\$11.25	\$2.33	\$2.26	\$1.38
	High	\$45.00	\$30.00	\$22.00	\$18.00	\$3.00	\$12.00	\$10.00

*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 3rd quarter 2025 state average hardwood stumpage prices (\$/ton). Average prices are based on 78 timber sales across MS.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$35.00	\$20.00	\$1.00	IND
	Average	\$37.30	\$26.99	\$2.96	IND
	High	\$45.00	\$37.00	\$6.00	IND
NE	Low	\$28.00	\$28.00	\$2.00	IND
	Average	\$41.15	\$34.83	\$6.36	IND
	High	\$55.00	\$45.00	\$19.00	IND
SW	Low	\$30.00	\$26.10	\$1.00	IND
	Average	\$43.53	\$36.14	\$2.98	IND
	High	\$58.33	\$58.00	\$4.18	IND
SE	Low	IND	IND	\$3.00	IND
	Average	IND	IND	\$3.32	IND
	High	IND	IND	\$4.60	IND
Statewide	Low	\$28.00	\$20.00	\$1.00	\$21.06
	Average	\$41.00	\$32.33	\$4.09	\$25.53
	High	\$58.33	\$58.00	\$19.00	\$30.00

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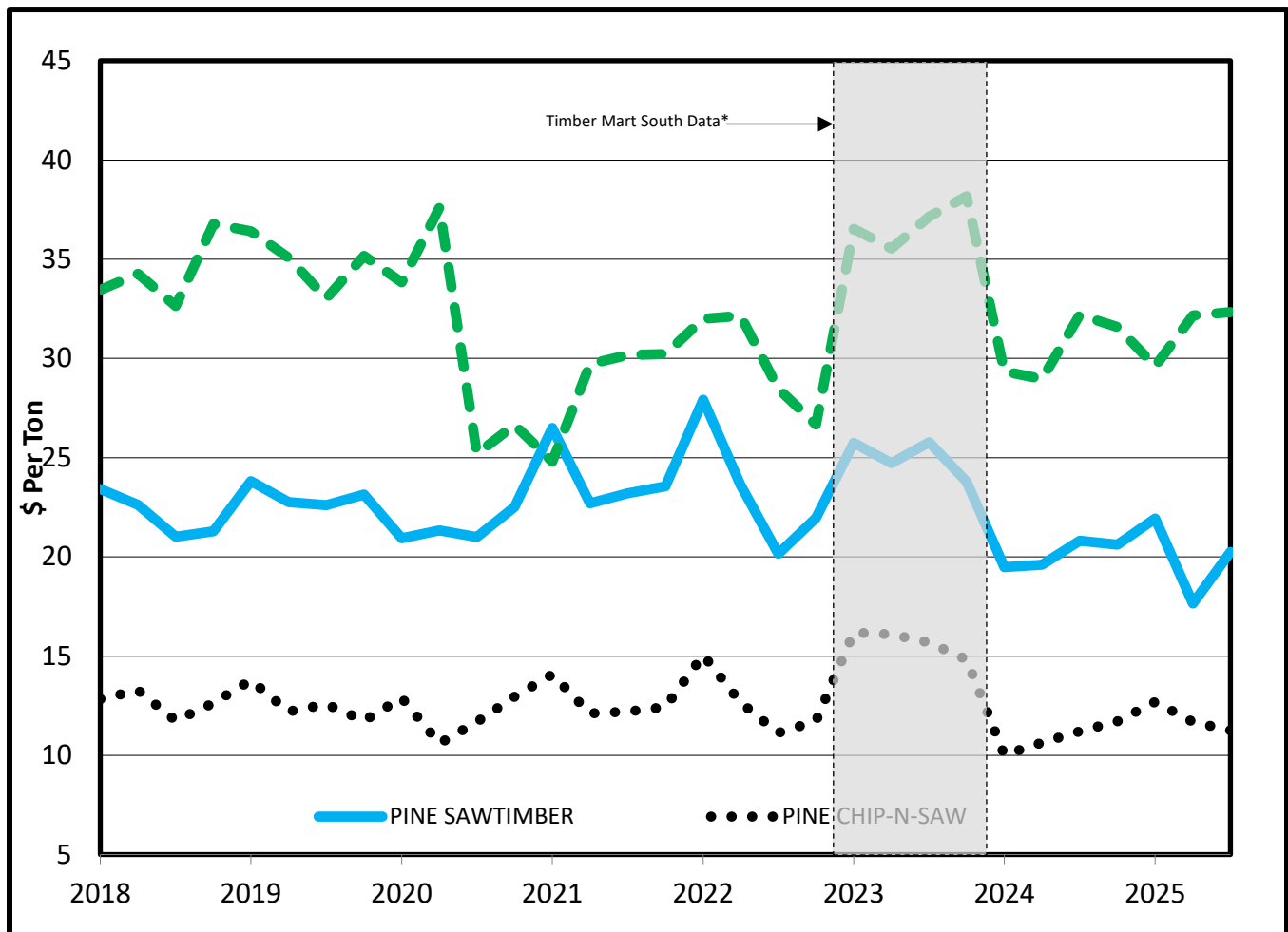
Table 3: Quarter-to-quarter changes in the state average stumpage prices.

Product	State-Average Stumpage Prices, \$/ton		
	2025Q3	2025Q2	Q/Q change
Pine Poles	\$34.62	\$33.52	\$1.10
Pine Sawtimber	\$20.25	\$21.73	-\$1.48
Pine Plylogs	\$17.29	\$17.65	-\$0.36
Pine Chip-n-Saw	\$11.25	\$11.69	-\$0.44
Pine T-wood	\$2.33	\$4.54	-\$2.21
Pine Pulpwood	\$2.26	\$2.18	\$0.08
Pine Topwood	\$1.38	\$0.89	\$0.49
Oak Sawtimber	\$41.00	\$42.55	-\$1.55
Mixed Hardwood Sawtimber	\$32.33	\$32.17	\$0.16
Hardwood Pulpwood	\$4.09	\$4.50	-\$0.41
Crossties	\$25.53	\$30.50	-\$4.97

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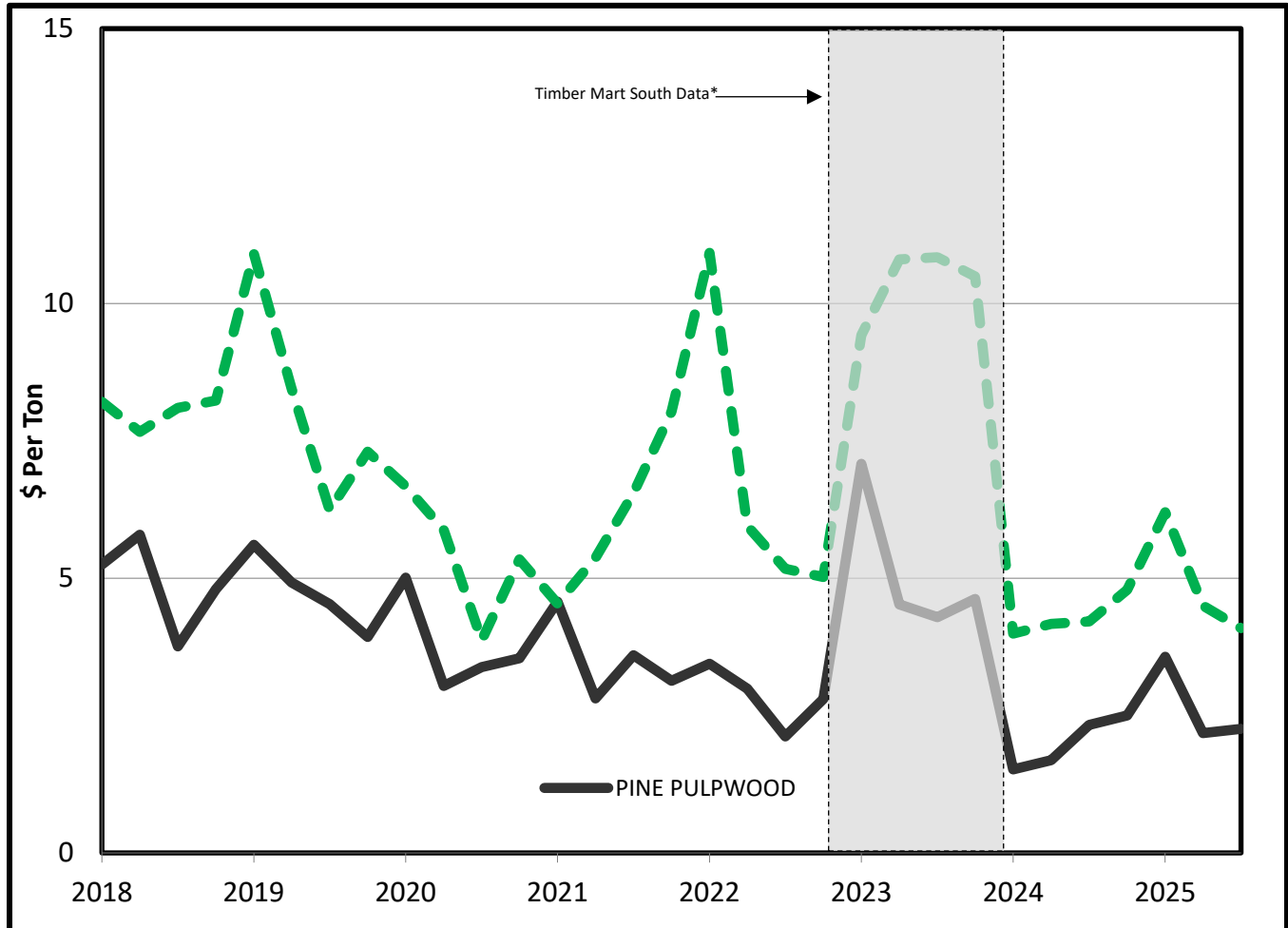
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1st quarter 2018 through 3rd quarter 2025. *



*2023 prices are from Timber Mart-South.

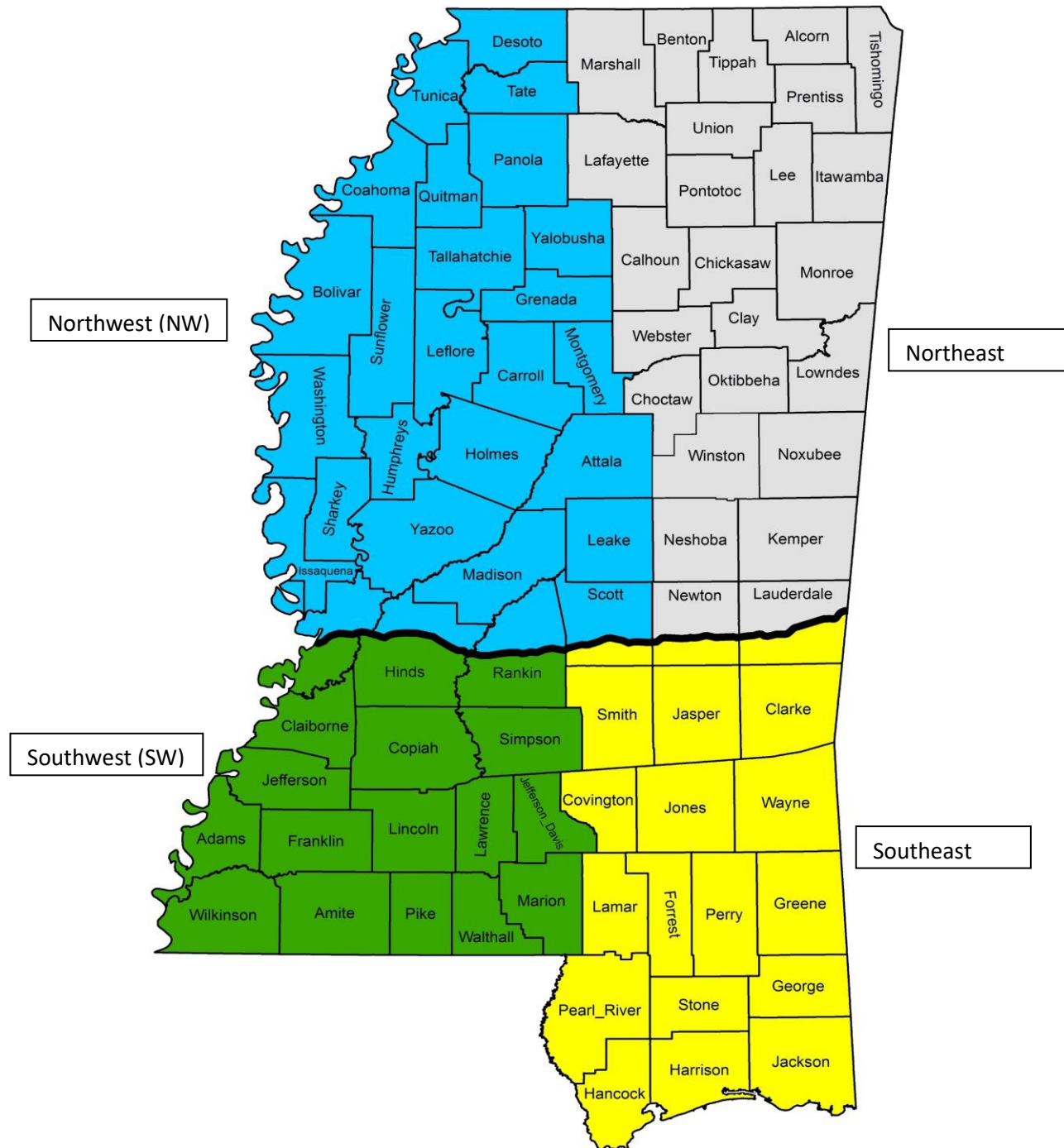
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1st quarter 2018 through 3rd quarter 2025. *



* 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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