

Price Report

4th Quarter 2025

January 2026

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 87 timber sales conducted and reported across Mississippi during 4th 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 fourth quarter of 2025 are summarized in Tables 1 and 2 for pine and hardwood products, respectively. Overall, prices for major pine products increased from the third quarter, while hardwood stumpage prices, including oak sawtimber and mixed hardwood sawtimber prices declined.

Pine sawtimber prices increased slightly to an average of \$20.95 per ton. In contrast, oak sawtimber and mixed hardwood sawtimber decreased by approximately 4% and 9% respectively. The pulpwood markets showed improvement during the quarter, with pine pulpwood prices increasing by 3.7% and hardwood pulpwood prices up 22% 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 and plywood both increased, signaling some improvement. However, US residential housing starts and remodeling activity remained lower than during the same period last year. Energy markets also shifted during the quarter with diesel and crude oil prices falling, while natural gas prices increased.

Mississippi's abundant standing timber supply continues to place 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 across the region.

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 4th quarter 2025 state average pine stumpage prices (\$/ton). Average prices are based on 87 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	\$15.00	IND	\$5.00	IND	\$0.50	IND
	Average	IND	\$18.25	IND	\$9.43	IND	\$0.83	IND
	High	IND	\$22.00	IND	\$15.00	IND	\$1.00	IND
NE	Low	\$28.00	\$14.00	\$12.00	\$8.50	\$1.00	\$1.00	\$0.50
	Average	\$32.00	\$20.10	\$16.20	\$11.93	\$3.00	\$2.20	\$1.31
	High	\$35.00	\$26.00	\$24.00	\$16.50	\$5.00	\$4.00	\$4.00
SW	Low	\$24.00	\$15.00	\$15.00	\$8.00	IND	\$0.50	\$0.50
	Average	\$29.93	\$21.60	\$16.86	\$11.41	IND	\$1.74	\$0.96
	High	\$35.00	\$30.00	\$18.00	\$18.00	IND	\$4.18	\$2.00
SE	Low	\$36.00	\$18.00	IND	\$10.65	IND	\$1.00	IND
	Average	\$40.00	\$22.98	IND	\$15.72	IND	\$3.92	IND
	High	\$41.00	\$29.00	IND	\$25.75	IND	\$7.50	IND
Statewide	Low	\$24.00	\$14.00	\$12.00	\$5.00	\$1.00	\$0.50	\$0.50
	Average	\$33.07	\$20.95	\$17.44	\$12.39	\$2.50	\$2.34	\$1.08
	High	\$42.00	\$30.00	\$24.00	\$25.75	\$5.00	\$7.50	\$4.00

*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 4th quarter 2025 state average hardwood stumpage prices (\$/ton). Average prices are based on 87 timber sales across MS.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$35.00	\$20.00	\$1.00	IND
	Average	\$38.86	\$26.05	\$3.04	IND
	High	\$45.00	\$40.00	\$6.00	IND
NE	Low	\$28.00	\$25.00	\$2.00	IND
	Average	\$40.00	\$32.60	\$7.75	IND
	High	\$47.00	\$40.00	\$20.00	IND
SW	Low	\$33.00	\$25.00	\$1.00	IND
	Average	\$39.62	\$29.36	\$2.86	IND
	High	\$50.00	\$42.00	\$5.00	IND
SE	Low	IND	IND	\$2.00	IND
	Average	IND	IND	\$4.91	IND
	High	IND	IND	\$9.72	IND
Statewide	Low	\$28.00	\$20.00	\$1.00	\$10.00
	Average	\$39.54	\$29.34	\$5.02	\$28.87
	High	\$50.00	\$42.00	\$20.00	\$36.00

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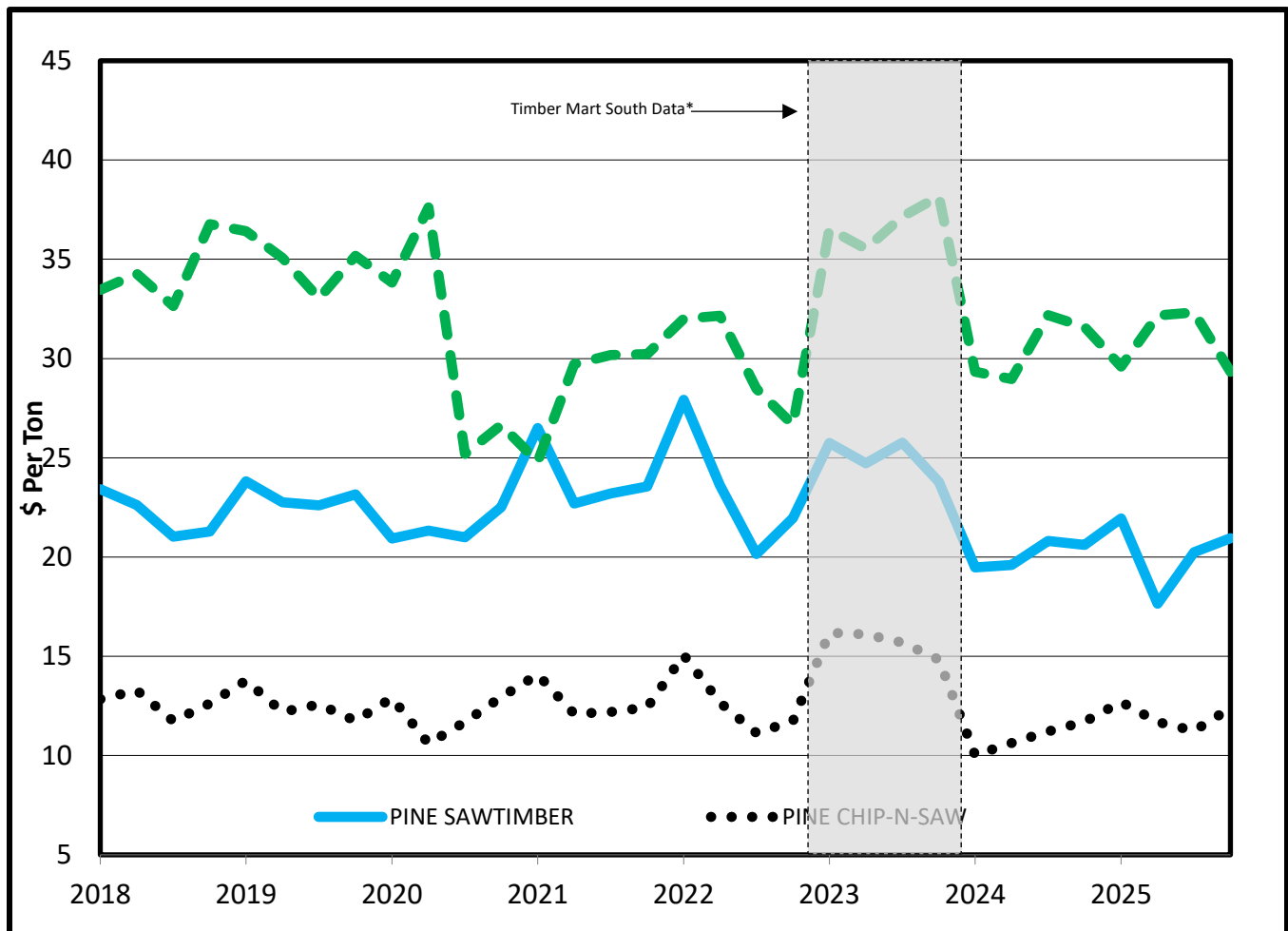
Table 3: Quarter-to-quarter changes in the state average stumpage prices.

Product	State-Average Stumpage Prices, \$/ton		
	Q4 2025	2025Q3	Q/Q change
Pine Poles	\$33.07	\$34.62	-\$1.55
Pine Sawtimber	\$20.95	\$20.25	\$0.70
Pine Plylogs	\$17.44	\$17.29	\$0.15
Pine Chip-n-Saw	\$12.39	\$11.25	\$1.14
Pine T-wood	\$2.50	\$2.33	\$0.17
Pine Pulpwood	\$2.34	\$2.26	\$0.08
Pine Topwood	\$1.08	\$1.38	-\$0.30
Oak Sawtimber	\$39.54	\$41.00	-\$1.46
Mixed Hardwood Sawtimber	\$29.34	\$32.33	-\$2.99
Hardwood Pulpwood	\$5.02	\$4.09	\$0.93
Crossties	\$28.87	\$25.53	\$3.34

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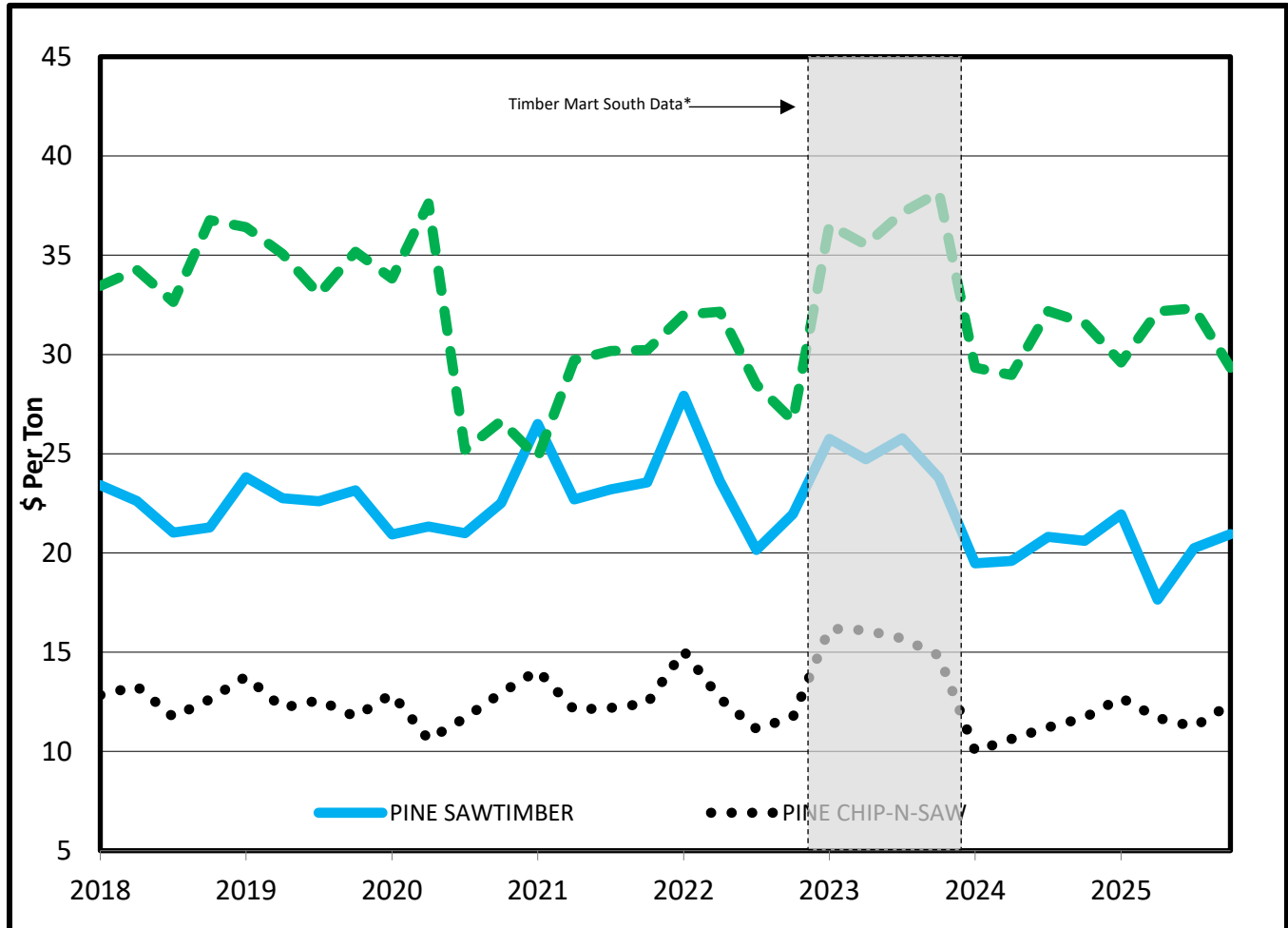
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1st quarter 2018 through 4th quarter 2025. *



*2023 prices are from Timber Mart-South.

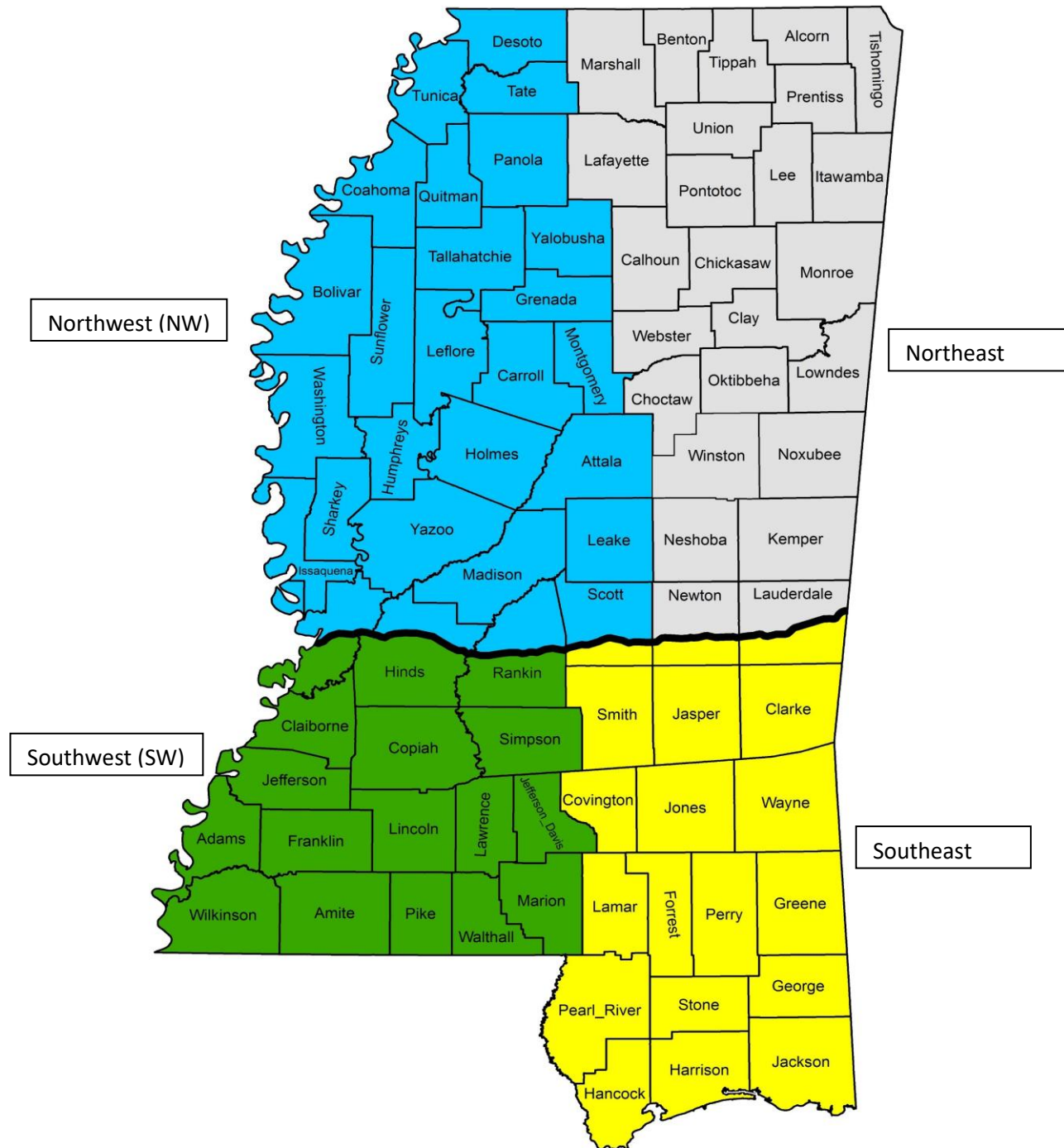
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1st quarter 2018 through 4th quarter 2025. *



* 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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