

Price Report

1st Quarter 2026

April 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 131 timber sales conducted and reported across Mississippi during 1st quarter 2026. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.



Price Trends

Statewide average stumpage prices for the first quarter of 2026 are summarized in Tables 1 and 2 for pine and hardwood products, respectively. Overall, prices for most pine products increased compared to the fourth quarter of 2025, while hardwood markets showed mixed movement with modest gains in sawtimber but declines in pulpwood.

Pine sawtimber prices increased to an average of \$22.38 per ton, up 6.39% from the previous quarter. Strength was also observed in lower-value products, with pine pulpwood increasing to \$2.88 per ton. Hardwood stumpage prices showed more moderate changes during the quarter. Oak sawtimber prices increased slightly to \$40.05 per ton, while mixed hardwood sawtimber rose to \$29.70 per ton (1.21%).

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 forest products market, the upward movement in many pine product classes suggests continued, albeit gradual, strengthening in demand for construction-related materials. Mississippi's ample timber inventory continues to moderate price gains; however, steady demand and continued investments in processing capacity across the region provide underlying support for stumpage markets.

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 1st quarter 2026 state average pine stumpage prices (\$/ton). Average prices are based on 131 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	\$12.00	IND	\$5.00	IND	\$0.25	IND
	Average	IND	\$16.65	IND	\$8.99	IND	\$0.70	IND
	High	IND	\$26.71	IND	\$17.92	IND	\$1.47	IND
NE	Low	\$25.00	\$14.00	IND	\$10.00	IND	\$0.50	IND
	Average	\$36.00	\$23.73	IND	\$14.77	IND	\$1.98	IND
	High	\$50.00	\$32.00	IND	\$22.00	IND	\$4.00	IND
SW	Low	\$26.00	\$14.50	IND	\$5.00	IND	\$0.50	\$0.50
	Average	\$32.00	\$20.22	IND	\$11.03	IND	\$1.71	\$1.30
	High	\$38.00	\$31.40	IND	\$22.00	IND	\$8.00	\$2.50
SE	Low	\$41.00	\$17.00	IND	\$10.00	IND	\$0.50	IND
	Average	\$42.33	\$26.11	IND	\$14.49	IND	\$5.19	IND
	High	\$45.00	\$48.25	IND	\$26.00	IND	\$10.00	IND
Statewide	Low	\$25.00	\$12.00	\$14.00	\$5.00	\$1.00	\$0.25	\$0.50
	Average	\$34.89	\$22.38	\$17.08	\$12.69	\$2.83	\$2.88	\$1.48
	High	\$50.00	\$48.25	\$24.00	\$26.00	\$6.00	\$10.00	\$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 1st quarter 2026 state average hardwood stumpage prices (\$/ton). Average prices are based on 131 timber sales across MS.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$34.00	\$22.00	\$3.00	IND
	Average	\$38.67	\$27.50	\$4.13	IND
	High	\$46.00	\$40.00	\$6.00	IND
NE	Low	\$38.00	\$35.00	\$3.00	IND
	Average	\$44.50	\$36.88	\$6.91	IND
	High	\$55.00	\$40.00	\$18.00	IND
SW	Low	\$25.00	\$20.00	\$1.00	IND
	Average	\$37.95	\$29.35	\$3.87	IND
	High	\$60.00	\$44.56	\$12.25	IND
SE	Low	IND	\$15.00	\$1.00	IND
	Average	IND	\$26.10	\$4.41	IND
	High	IND	\$45.00	\$10.00	IND
Statewide	Low	\$25.00	\$15.00	\$1.00	\$18.00
	Average	\$40.05	\$29.70	\$4.64	\$31.35
	High	\$60.00	\$45.00	\$18.00	\$35.00

*IND = Insufficient or No Data Reported.

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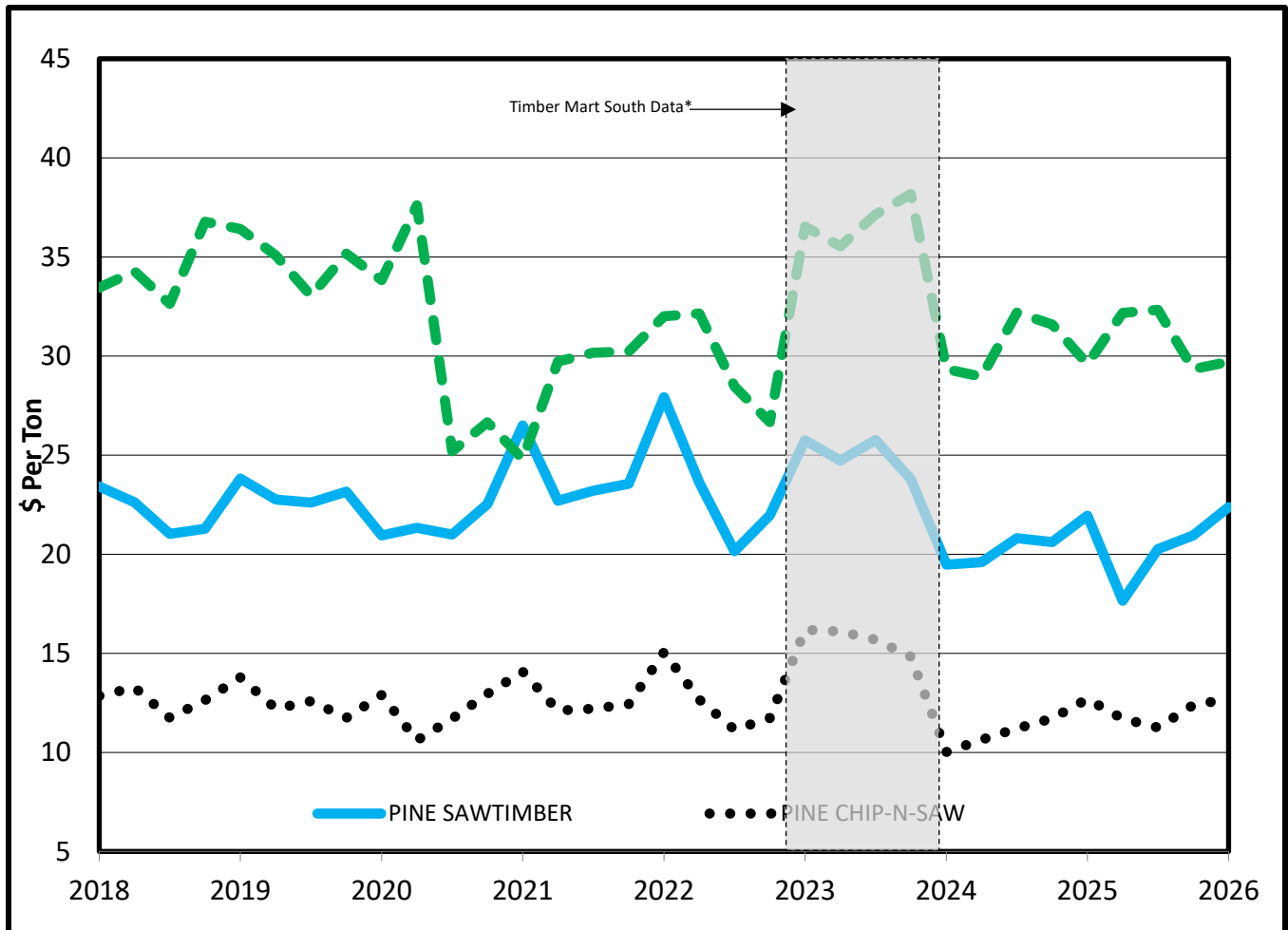
Table 3: Quarter-to-quarter changes in the state average stumpage prices.

Product	State-Average Stumpage Prices, \$/ton		
	Q1 2026	Q4 2025	Q/Q change
Pine Poles	\$34.89	\$33.07	\$1.82
Pine Sawtimber	\$22.38	\$20.95	\$1.43
Pine Plylogs	\$17.08	\$17.44	-\$0.36
Pine Chip-n-Saw	\$12.69	\$12.39	\$0.30
Pine T-wood	\$2.83	\$2.50	\$0.33
Pine Pulpwood	\$2.88	\$2.34	\$0.54
Pine Topwood	\$1.48	\$1.08	\$0.40
Oak Sawtimber	\$40.05	\$39.54	\$0.51
Mixed Hardwood Sawtimber	\$29.70	\$29.34	\$0.36
Hardwood Pulpwood	\$4.64	\$5.02	-\$0.38
Crossties	\$31.35	\$28.87	\$2.48

*IND = Insufficient or No Data Reported.

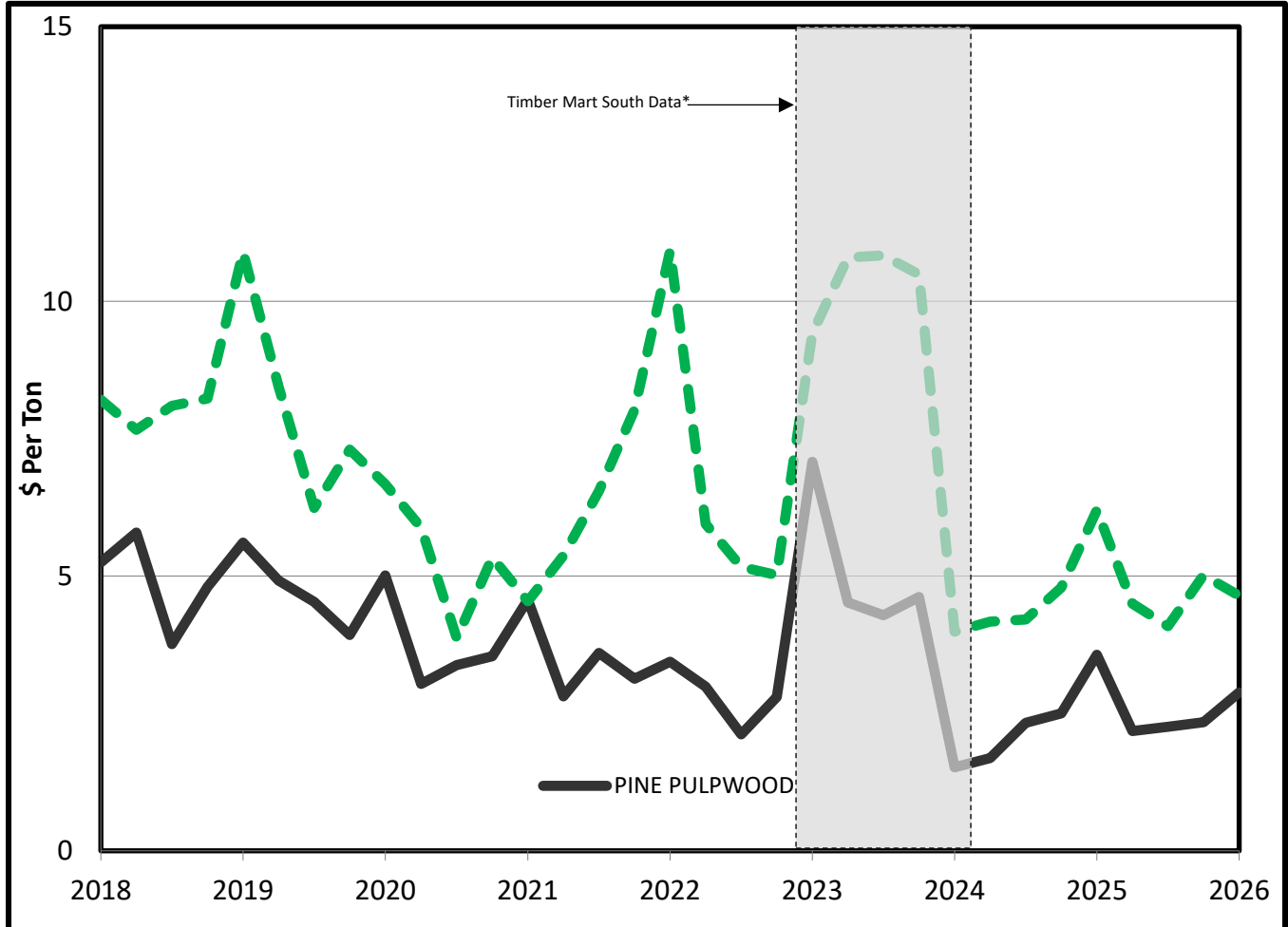
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1st quarter 2018 through 1st quarter 2026. *



*2023 prices are from Timber Mart-South.

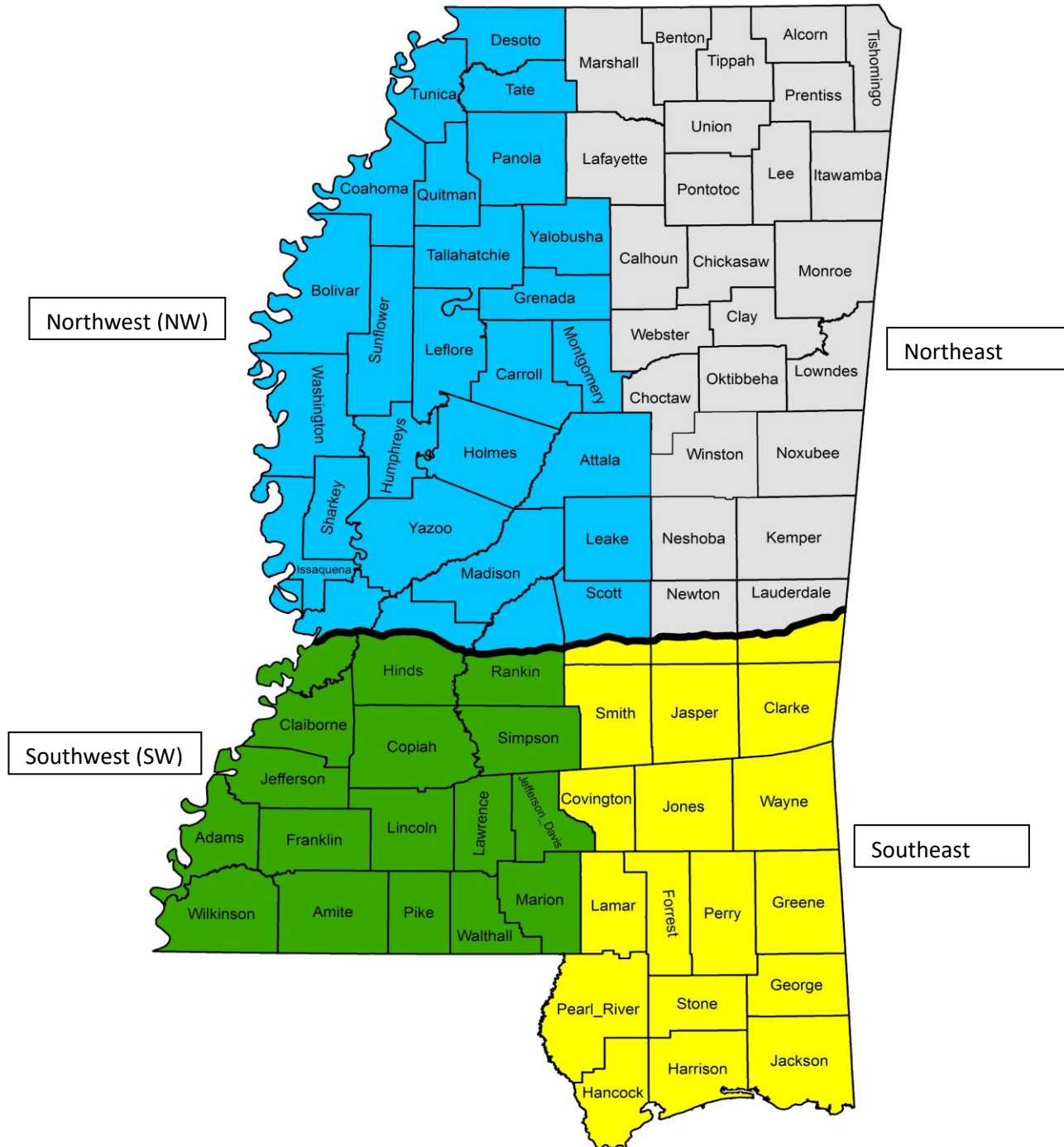
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1st quarter 2018 through 1st quarter 2026. *



* 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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