

Price Report

2nd Quarter 2026

July 2026

The Mississippi Timber Price Report provides a picture of timber market activity showing statewide stumpage prices for common forest products using [TimberMart-South](#) (TMS) data.

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.



Price Trends

Statewide average stumpage prices for the second quarter of 2026 are summarized in Table 1 for pine and hardwood products. Overall, stumpage markets showed mixed movement during the quarter, with declines in several pine products, modest increases in pine pulpwood, and continued strength in selected hardwood sawtimber markets.

Pine sawtimber prices averaged \$22.03 per ton in the second quarter of 2026, declining 8.28% from the previous quarter. Pine chip-n-saw prices also decreased to \$12.52 per ton, down 6.92% from Q1 2026. In contrast, pine pulpwood prices remained relatively stable, increasing slightly to \$4.77 per ton compared to \$4.73 per ton in the previous quarter. Hardwood markets showed more varied trends during the quarter. Oak sawtimber prices increased substantially to \$57.35 per ton, representing a 15.32% increase from the previous quarter. Mixed hardwood sawtimber prices declined modestly to \$39.81 per ton, a 3.07% decrease from Q1 2026. Hardwood pulpwood prices increased to \$9.02 per ton, up 7.77% from the previous 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.

Please contact Sabhyata Lamichhane at sabhyata.lamichhane@msstate.edu or at 662-325-3550 for more information on timber prices report.

Table 1: State-wide average stumpage prices, \$/ton. Data Source: TMS, 2026Q2

Product	State-Average Stumpage Prices, \$/ton		
	Q2 2026	Q1 2026	Q/Q change
Pine Sawtimber	\$22.03	\$24.02	-\$1.99
Pine Chip-n-Saw	\$12.52	\$13.45	-\$0.93
Pine Pulpwood	\$4.77	\$4.73	\$0.04
Oak Sawtimber	\$57.35	\$49.73	\$7.62
Mixed Hardwood Sawtimber	\$39.81	\$41.07	-\$1.26
Hardwood Pulpwood	\$9.02	\$9.78	\$0.76

Figure 1: Average Mississippi pine and hardwood stumpage prices, \$/ton. Data Source: TMS, 2026Q2

