

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 **132** timber sales conducted and reported across Mississippi during 2nd quarter 2025. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.

Price Report

2nd Quarter 2025

July 2025



Price Trends

Statewide average stumpage prices for the second 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 first quarter, except for hardwood sawtimber, which saw an increase.

Pine sawtimber prices dipped slightly, down by \$0.21 to an average of \$21.73/ton. Oak sawtimber and mixed hardwood sawtimber prices increased, each up by over \$2.50/ton. Oak sawtimber prices has now increased for two consecutive quarters, up 17% since 4th quarter 2024. The pulpwood market, which showed some improvement last quarter, softened again this quarter for both pine and hardwood pulpwood. Keep in mind, prices 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.

The broader wood products market also cooled this quarter, with Southern pine lumber, OSB and plywood prices going down. Likewise, housing starts, building permits, and remodeling activity, all declined compared to the same quarter last year. Natural gas and diesel prices went down, while crude oil prices were slightly up.

As we head into the typically drier third quarter, stumpage prices are expected to fall. Also, Mississippi's abundant standing timber supply will continue to exert downward pressure on 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 2nd quarter 2025 state average pine stumpage prices (\$/ton). Average prices are based on 132 timber sales across MS.**

| Region | | Pine Poles | Pine Sawtimber | Pine Plylogs | Pine Chip-n-Saw | Pine T-wood | Pine Pulpwood | Pine Topwood |
|------------------|---------|------------|----------------|--------------|-----------------|-------------|---------------|--------------|
| NW | Low | \$31.00 | \$13.00 | \$11.00 | \$4.00 | IND | \$0.25 | IND |
| | High | \$35.00 | \$29.00 | \$20.00 | \$18.15 | IND | \$4.00 | IND |
| NE | Low | IND | \$13.50 | \$10.00 | \$5.00 | IND | \$0.25 | \$0.01 |
| | High | IND | \$28.54 | \$20.00 | \$21.00 | IND | \$4.00 | \$3.00 |
| SW | Low | \$30.00 | \$14.00 | IND | \$7.00 | IND | \$0.50 | \$0.50 |
| | High | \$36.08 | \$35.00 | IND | \$20.00 | IND | \$9.00 | \$3.00 |
| SE | Low | IND | \$15.45 | IND | \$8.00 | IND | \$0.50 | IND |
| | High | IND | \$30.00 | IND | \$20.32 | IND | \$8.40 | IND |
| Statewide | Low | \$30.00 | \$13.00 | \$10.00 | \$4.00 | \$1.00 | \$0.25 | \$0.01 |
| | Average | \$33.52 | \$21.73 | \$17.65 | \$11.69 | \$4.54 | \$2.18 | \$0.89 |
| | High | \$44.50 | \$35.00 | \$30.50 | \$21.00 | \$19.50 | \$9.00 | \$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 2nd quarter 2025 state average hardwood stumpage prices (\$/ton). Average prices are based on 132 timber sales across MS.**

| Region | | Oak Sawtimber | Mixed Hardwood Sawtimber | Hardwood Pulpwood | Crossties |
|------------------|---------|---------------|--------------------------|-------------------|-----------|
| NW | Low | \$34.00 | \$22.00 | \$1.00 | IND |
| | High | \$55.00 | \$45.00 | \$6.00 | IND |
| NE | Low | \$40.00 | \$19.00 | \$2.00 | IND |
| | High | \$55.00 | \$36.00 | \$18.50 | IND |
| SW | Low | \$25.00 | \$19.40 | \$1.00 | IND |
| | High | \$58.33 | \$58.00 | \$9.30 | IND |
| SE | Low | IND | \$16.00 | \$2.00 | IND |
| | High | IND | \$30.00 | \$20.00 | IND |
| Statewide | Low | \$25.00 | \$16.00 | \$2.00 | \$26.00 |
| | Average | \$42.55 | \$32.17 | \$4.50 | \$30.50 |
| | High | \$58.33 | \$58.00 | \$20.00 | \$40.00 |

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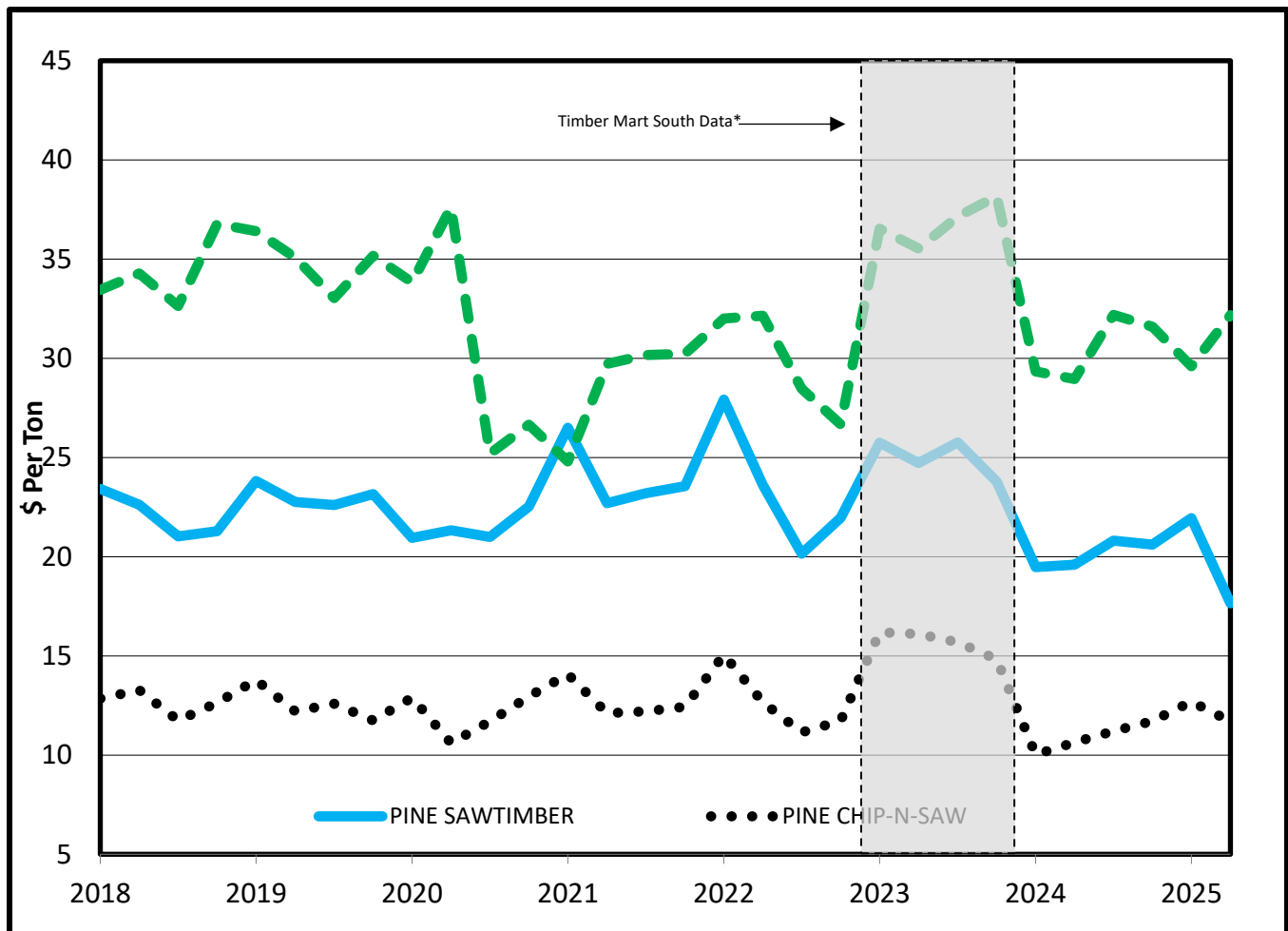
Table 3: Quarter-to-quarter changes in the state average stumpage prices.

| Product | State-Average Stumpage Prices, \$/ton | | |
|--------------------------|---------------------------------------|---------|------------|
| | 2Q2025 | 1Q2025 | Q/Q change |
| Pine Poles | \$33.52 | \$37.43 | -\$3.91 |
| Pine Sawtimber | \$21.73 | \$21.94 | -\$0.21 |
| Pine Plylogs | \$17.65 | \$18.91 | -\$1.26 |
| Pine Chip-n-Saw | \$11.69 | \$12.67 | -\$0.98 |
| Pine T-wood | \$4.54 | IND | - |
| Pine Pulpwood | \$2.18 | \$3.57 | -\$1.39 |
| Pine Topwood | \$0.89 | \$1.33 | -\$0.44 |
| Oak Sawtimber | \$42.55 | \$40.00 | \$2.55 |
| Mixed Hardwood Sawtimber | \$32.17 | \$29.60 | \$2.57 |
| Hardwood Pulpwood | \$4.50 | \$6.20 | -\$1.70 |
| Crossties | \$30.50 | \$28.29 | \$2.21 |

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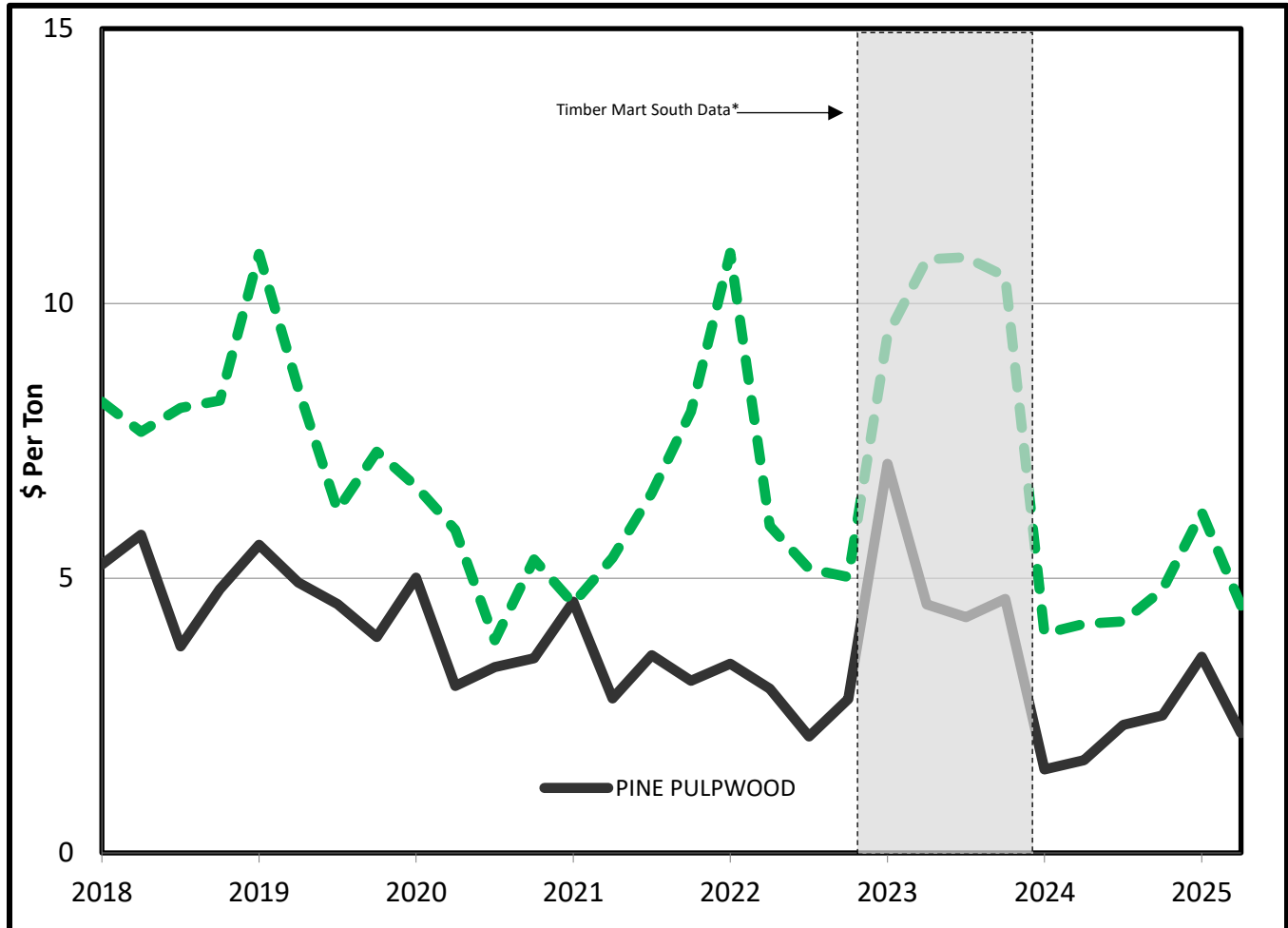
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1st quarter 2018 through 2nd quarter 2025. *



*2023 prices are from Timber Mart-South.

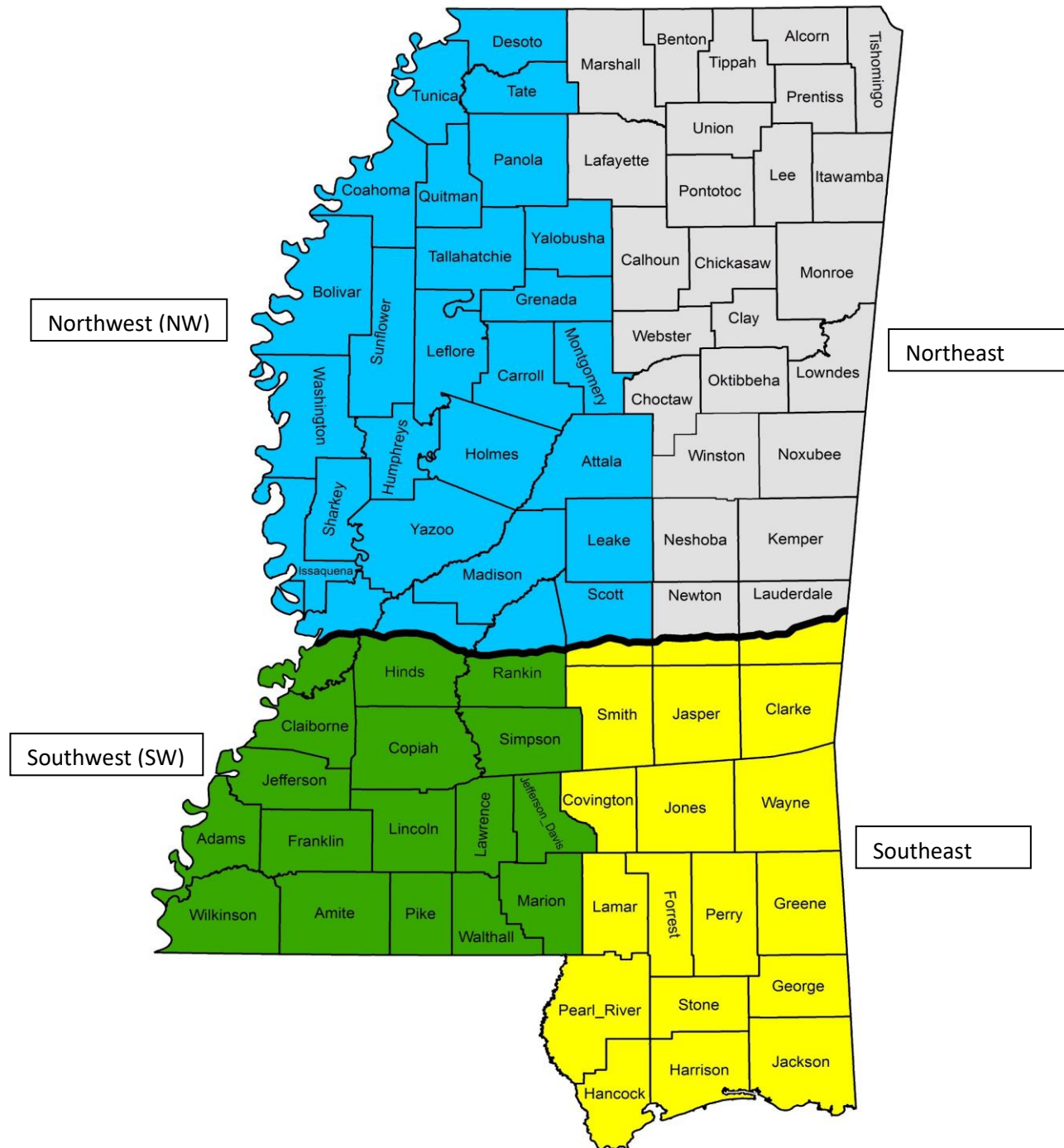
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1st quarter 2018 through 2nd quarter 2025. *



* 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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