



# Mississippi Timber Price Report

3<sup>rd</sup> Quarter 2019

October 7, 2019



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 going to [www.extension.msstate.edu/forestry/forest-economics/timber-prices](http://www.extension.msstate.edu/forestry/forest-economics/timber-prices).

**How are prices obtained?** This report used data from 86 timber sales conducted and reported across Mississippi during 3<sup>rd</sup> quarter 2019. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.

**Are you interested in becoming a cooperative price reporter or do you want more information about the Mississippi Timber Price Report?** Please contact Marc Measells at [mkm2@msstate.edu](mailto:mkm2@msstate.edu) or at 662-325-3550 for more information.

## Price Trends

The 3<sup>rd</sup> quarter statewide stumpage prices for pine products are in Table 1 while hardwood products are in Table 2. We have included low and high prices to indicate differences landowners could expect to receive. Graphs reflect 10-year statewide average price trends.

As expected, prices in the 3<sup>rd</sup> quarter declined as we experienced drier weather conditions and more areas were suitable for harvesting this summer. Compared to 2<sup>nd</sup> quarter 2019, statewide average prices decreased for most product classes except pine poles and chip-n-saw. Regional prices fluctuated between product classes with some experiencing substantial decreases (SW pulp prices) while other regions increased. Unfortunately, the Port Hudson, Louisiana Georgia-Pacific paper mill closure hurt landowners harvesting pulpwood across southern Mississippi.

The oversupply issue still remains a major factor in our relatively low stumpage prices. North Mississippi prices continue to trail south Mississippi prices because of fewer mills. The housing market remained stagnant, although it did increase in August. Additionally, international demand for our forest products continue to suffer the impacts of tariffs. Future housing starts are projected to remain relatively flat which will continue to impact prices for an extended period. Mill expansions and new mills are expected to come online within the next 18-24 months, creating additional market capacity in those areas.

Expect to see prices across the state remain flat during the 4<sup>th</sup> quarter as drier weather remains. Prices toward the end of the quarter may increase, depending on weather conditions and demand. Pulpwood prices, particularly in southwest Mississippi, will continue to decrease because of the paper mill closure.

**Table 1: Mississippi 3<sup>rd</sup> quarter 2019 pine stumpage prices (\$/ton)\*\*.**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine Topwood	Pine Pulpwood
NW	Low	IND	\$15.00	\$14.00	\$8.00	\$1.00	\$1.00
	Average	IND	\$20.52	\$16.40	\$12.05	\$3.00	\$3.05
	High	IND	\$28.00	\$18.00	\$16.05	\$7.00	\$5.19
NE	Low	\$40.00	\$18.32	\$15.00	\$8.00	\$2.00	\$1.00
	Average	\$40.40	\$24.26	\$15.75	\$11.37	\$5.40	\$3.00
	High	\$42.00	\$30.00	\$16.00	\$16.00	\$8.00	\$4.00
SW	Low	IND	\$18.00	\$15.00	\$9.00	\$1.00	\$2.00
	Average	IND	\$21.83	\$19.25	\$13.15	\$1.89	\$4.97
	High	IND	\$25.00	\$23.00	\$16.00	\$4.00	\$8.00
SE	Low	\$33.00	\$21.00	\$17.00	\$9.00	\$2.00	\$3.00
	Average	\$42.79	\$24.21	\$19.16	\$13.08	\$3.05	\$5.88
	High	\$47.00	\$27.00	\$22.25	\$17.00	\$4.00	\$8.50
Statewide	Low	\$33.00	\$15.00	\$14.00	\$8.00	\$1.00	\$1.00
	Average	\$41.77	\$22.61	\$18.09	\$12.58	\$3.10	\$4.53
	High	\$47.00	\$32.00	\$23.00	\$17.00	\$8.00	\$8.50

\* IND = Insufficient or No Data Reported.

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

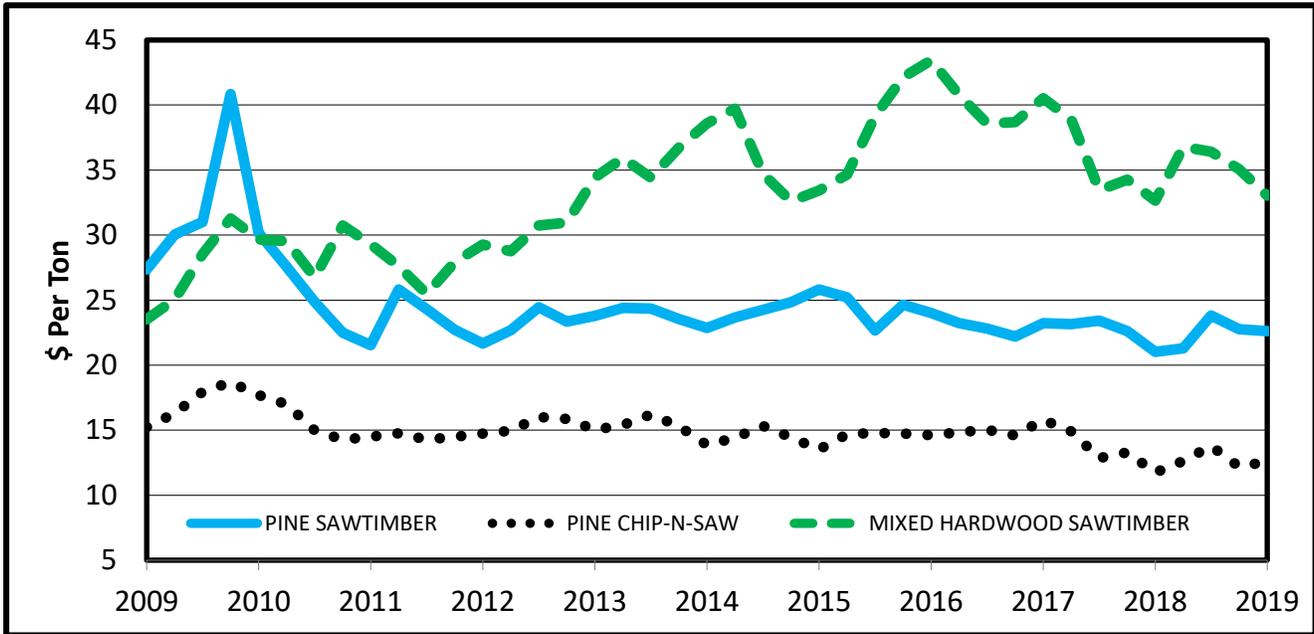
**Table 2: Mississippi 3<sup>rd</sup> quarter 2019 hardwood stumpage prices (\$/ton)\*\*.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$33.00	\$5.00	\$3.00	IND
	Average	\$45.20	\$26.43	\$6.10	IND
	High	\$60.00	\$54.45	\$13.00	IND
NE	Low	\$45.00	\$30.00	\$6.00	IND
	Average	\$48.00	\$42.38	\$9.22	IND
	High	\$50.00	\$50.00	\$13.00	IND
SW	Low	\$38.00	\$17.00	\$1.00	IND
	Average	\$44.59	\$35.03	\$4.67	IND
	High	\$48.99	\$45.00	\$10.00	IND
SE	Low	\$35.00	\$30.00	\$2.00	IND
	Average	\$39.33	\$35.25	\$6.60	IND
	High	\$43.00	\$45.00	\$13.00	IND
Statewide	Low	\$33.00	\$5.00	\$1.00	\$30.00
	Average	\$44.60	\$33.03	\$6.24	\$37.25
	High	\$60.00	\$54.45	\$13.00	\$44.00

\*IND = Insufficient or No Data Reported.

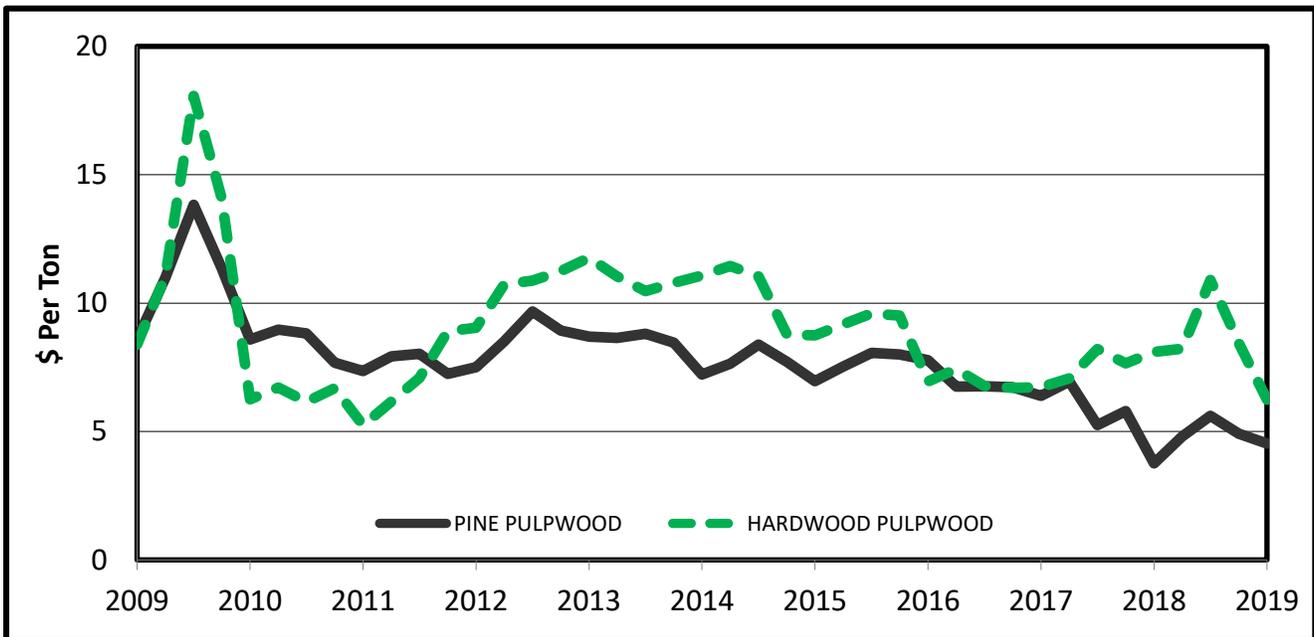
\*\* Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

**Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 3<sup>rd</sup> quarter 2009 through 3<sup>rd</sup> quarter 2019.\***



\*Prices from 2009-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

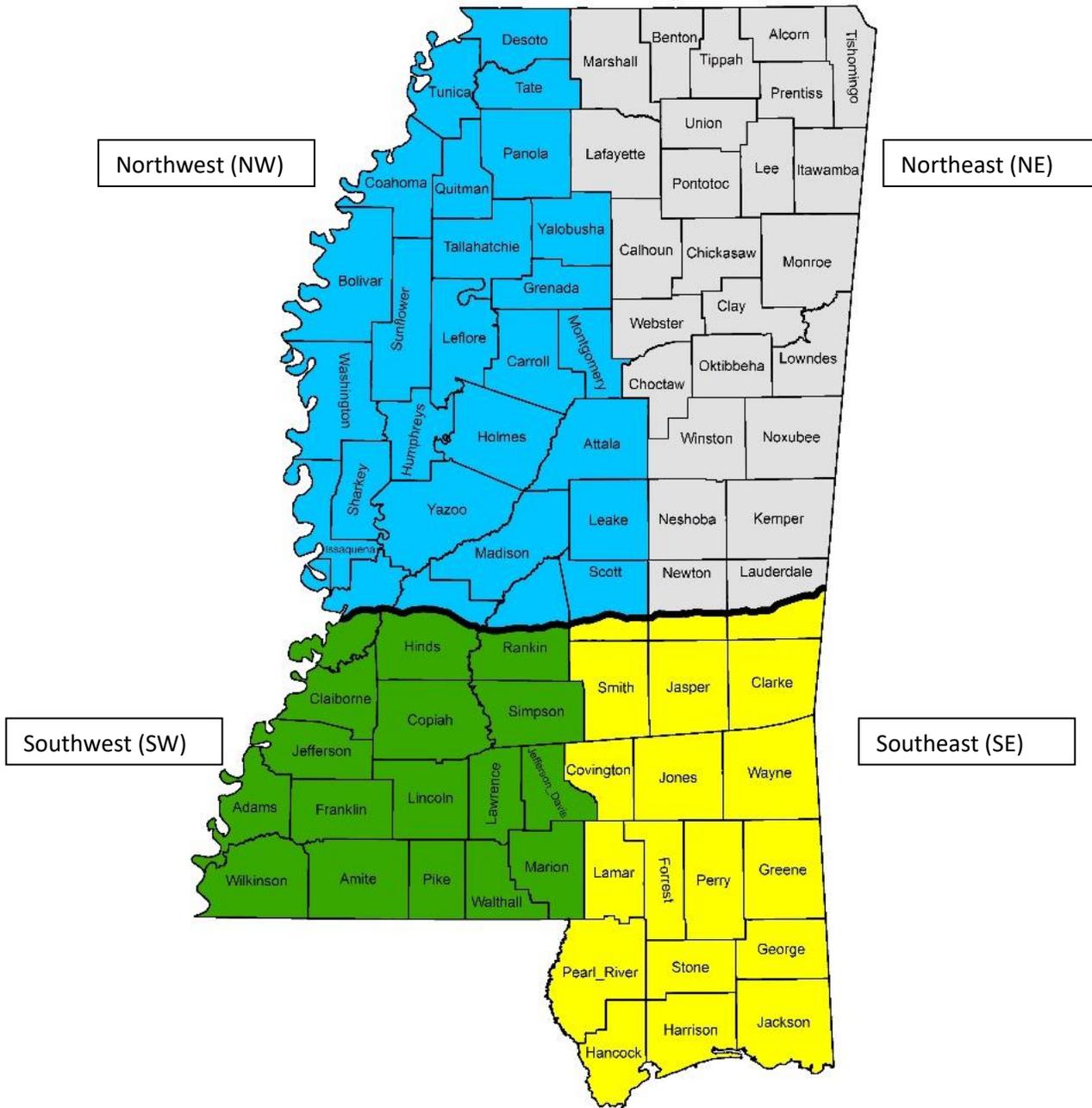
**Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 3<sup>rd</sup> quarter 2009 through 3<sup>rd</sup> quarter 2019.\***



\*Prices from 2009-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

\*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.

## Mississippi Timber Price Report Regions




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