



Mississippi Timber Price Report

3rd Quarter 2020

October 6, 2020



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 84 timber sales conducted and reported across Mississippi during 3rd quarter 2020. 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 or at 662-325-3550 for more information.

Price Trends

As COVID-19 continues, Mississippi timber markets still face uncertainties along with volatility. As predicted, many product classes saw decreases in stumpage prices during the 3rd quarter as the supply and demand relationship continued to be impacted by prolonged business shutdowns and reduced mill productivity during the quarter. Prices are typically lower during the 3rd quarter because of drier summertime weather also. The 3rd quarter statewide stumpage prices for pine products are in Table 1 while hardwood products are in Table 2. The figures reflect 10-year statewide average price trends.

Compared to the 2nd quarter, statewide average prices decreased during the 3rd quarter for most product classes (1.5% to 40.7% reductions) except pine chip-n-saw and pine pulpwood which saw very modest increases of 10% to 11%. However, prices in some regions were better than others. Timber sales since the end of the 1st quarter have remained difficult. Despite record lumber prices, our abundant oversupply of standing timber continues to be the main contributor to low stumpage prices.

The housing market and unemployment rate both saw dramatic reductions in March and April. However, May to July housing starts increased. Additionally, the unemployment rate, although still high, has continually decreased since April. As the housing market and unemployment rates continue to improve, we may begin to see timber markets recover. Keep in mind, we still face an enormous overabundant supply of standing timber in Mississippi which will restrain stumpage price increases.

Prices during the 4th quarter are expected to remain low. Most economic forecasters now expect the recovery to be slower, possibly lasting into 2021. We do have some good news to report! Mission Forest Products announced plans to construct a new sawmill in Corinth, with startup planned in 2022. Vicksburg Forest Products announced plans to more than double their annual capacity. Additionally, mills just outside Mississippi have announced mill expansions which should benefit Mississippi landowners as well.

Table 1: Mississippi 3rd quarter 2020 pine stumpage prices (\$/ton).**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine Topwood	Pine Pulpwood
NW	Low	IND	\$14.00	\$15.00	\$4.50	IND	\$1.00
	Average	IND	\$19.25	\$17.50	\$8.33	IND	\$2.42
	High	IND	\$23.50	\$20.00	\$10.00	IND	\$4.10
NE	Low	\$40.00	\$14.00	\$15.00	\$7.00	\$7.00	\$1.00
	Average	\$40.00	\$20.30	\$16.92	\$11.35	\$9.00	\$2.91
	High	\$40.00	\$25.00	\$21.00	\$17.00	\$11.00	\$6.00
SW	Low	\$20.00	\$16.00	\$17.00	\$9.00	\$1.00	\$1.00
	Average	\$27.00	\$20.68	\$19.50	\$12.61	\$2.19	\$4.27
	High	\$35.00	\$26.00	\$22.00	\$18.00	\$4.00	\$8.00
SE	Low	\$25.00	\$19.00	\$17.00	\$9.00	IND	\$1.00
	Average	\$37.00	\$23.66	\$19.23	\$13.55	IND	\$4.02
	High	\$40.00	\$28.00	\$23.00	\$17.00	IND	\$8.00
Statewide	Low	\$20.00	\$14.00	\$15.00	\$4.50	\$1.00	\$1.00
	Average	\$34.13	\$21.00	\$18.29	\$11.69	\$3.69	\$3.38
	High	\$40.00	\$28.00	\$23.00	\$18.00	\$11.00	\$8.00

* IND = Insufficient or No Data Reported.

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

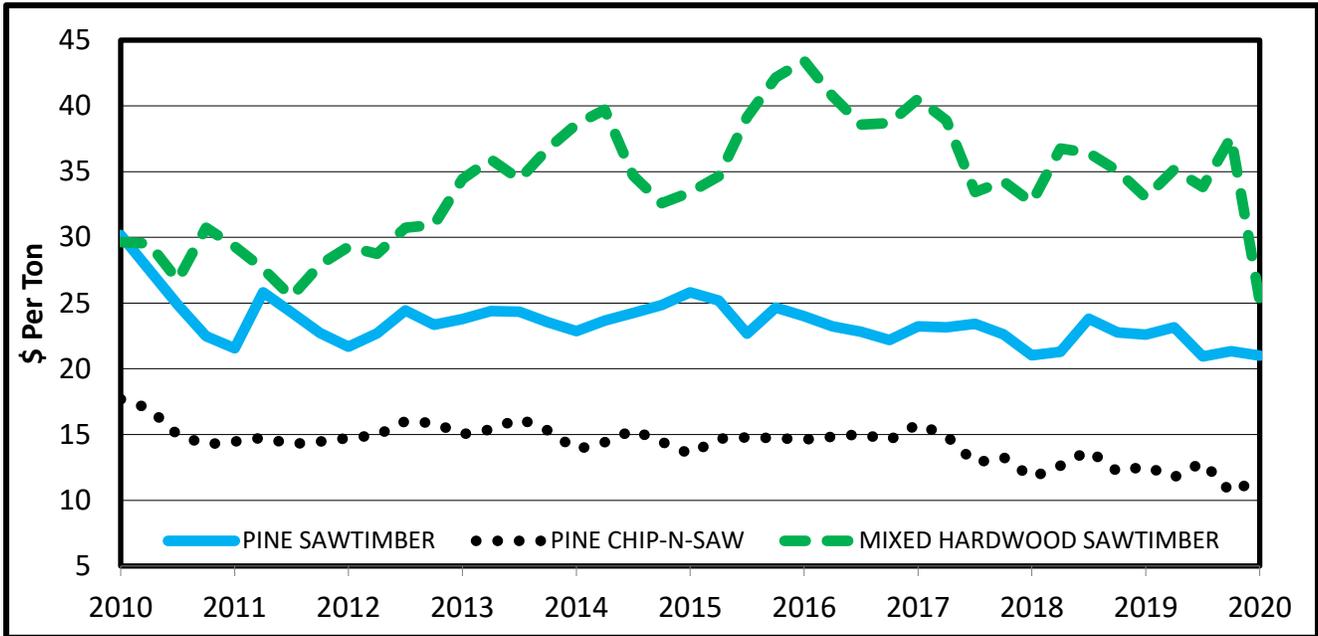
Table 2: Mississippi 3rd quarter 2020 hardwood stumpage prices (\$/ton).**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$28.00	\$14.00	\$2.00	\$12.00
	Average	\$35.22	\$21.25	\$3.26	\$23.50
	High	\$45.00	\$35.00	\$6.08	\$32.00
NE	Low	IND	\$30.00	\$2.00	IND
	Average	IND	\$34.00	\$5.35	IND
	High	IND	\$40.00	\$7.02	IND
SW	Low	\$25.00	\$12.00	\$1.00	IND
	Average	\$33.92	\$20.83	\$1.86	IND
	High	\$49.37	\$39.00	\$3.00	IND
SE	Low	\$35.00	\$16.00	\$1.00	IND
	Average	\$37.50	\$27.17	\$4.05	IND
	High	\$40.00	\$35.00	\$8.00	IND
Statewide	Low	\$25.00	\$12.00	\$1.00	\$12.00
	Average	\$35.35	\$25.20	\$3.87	\$20.75
	High	\$49.37	\$40.00	\$8.00	\$32.00

*IND = Insufficient or No Data Reported.

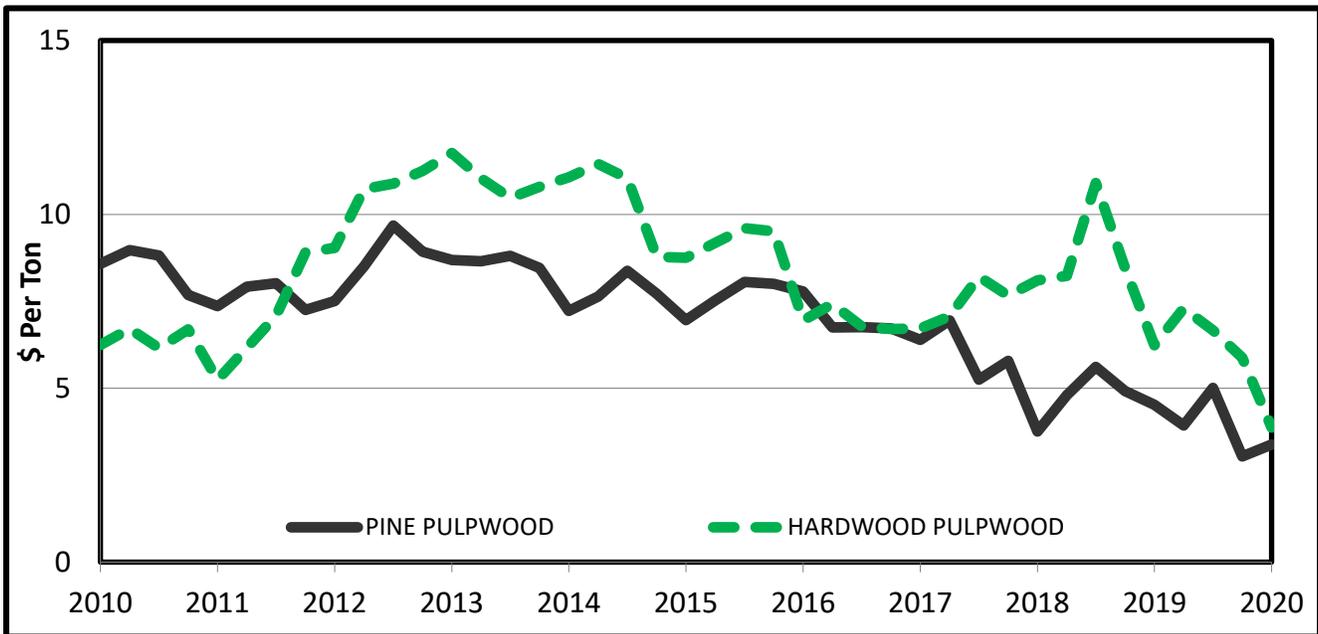
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 3rd quarter 2010 through 3rd quarter 2020.*



*Prices from 2010-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

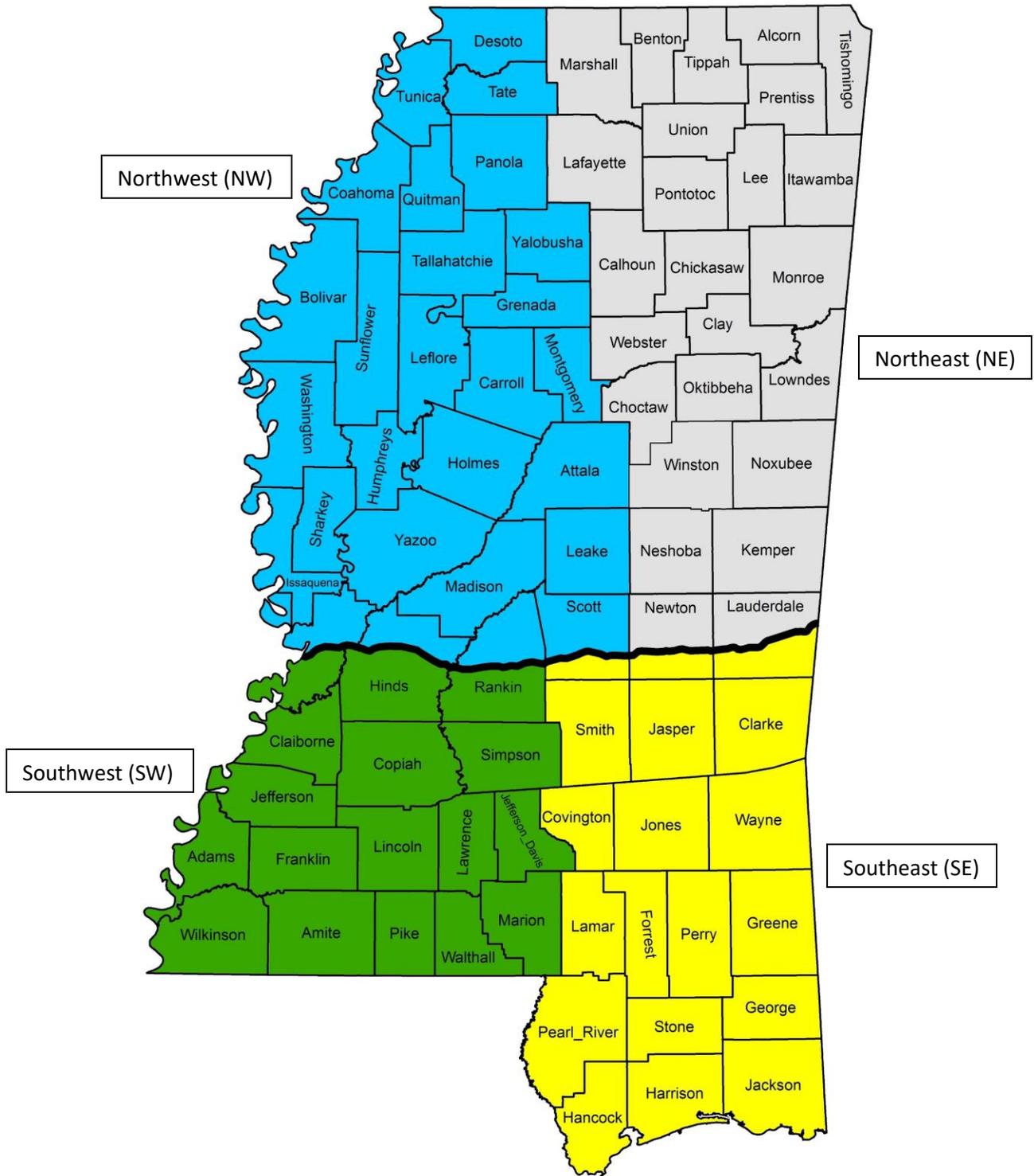
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 3rd quarter 2010 through 3rd quarter 2020.*



*Prices from 2010-2017 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.

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