



Mississippi Timber Price Report

3rd Quarter 2021

October 7, 2021



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 79 timber sales conducted and reported across Mississippi during 3rd quarter 2021. 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

Mississippi saw above normal rainfall during the quarter, leading to price increases for many areas. Landowners with land that could be harvested during the wet weather benefited. The 3rd quarter statewide stumpage prices for pine products are in Table 1 and hardwood products are in Table 2. Figures reflect 10-year statewide average price trends.

Compared to the 2nd quarter, statewide average prices changed (-2.8% to 27.9%) during the 3rd quarter with pine poles and oak sawtimber prices declining. Prices varied for some product classes across regions. Prices for dimensional lumber peaked in May with steady declines through mid-August. However, our abundant oversupply of standing timber continues to be the main contributor to our depressed stumpage prices. The good news, mills are making progress on the announced expansions and new mill construction. Many will begin production during 4Q 2021 and into next year. This added production capacity will benefit many landowners within the procurement radius of those mills.

Housing starts peaked in December 2020 and have fluctuated since. New housing permits declined because of record lumber prices. The unemployment rate has continued declining. As unemployment rates and the overall economy continue to improve, timber markets should recover. Most economic forecasters still expect the recovery to continue well into 2022. Prices during the 4th quarter should see slight increases due to wetter weather and as these new mill expansions and openings start accepting wood deliveries. Keep in mind, even though new mills and mill expansion will put more demand on our standing trees, Mississippi still has an overabundant supply of standing timber which will keep prices from increasing dramatically.

Table 1: Mississippi 3rd quarter 2021 pine stumpage prices (\$/ton).**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood	Pine Topwood
NW	Low	IND	\$16.00	\$12.00	\$8.00	IND	\$0.25	\$0.25
	Avg.	IND	\$20.73	\$16.07	\$10.34	IND	\$1.84	\$0.63
	High	IND	\$26.00	\$18.00	\$14.00	IND	\$3.00	\$1.00
NE	Low	IND	\$13.00	\$16.00	\$7.00	IND	\$1.00	\$0.50
	Avg.	IND	\$21.36	\$17.00	\$11.16	IND	\$3.13	\$2.38
	High	IND	\$35.00	\$18.00	\$15.00	IND	\$5.00	\$5.00
SW	Low	IND	\$16.00	\$18.00	\$10.00	IND	\$2.00	\$0.50
	Avg.	IND	\$25.19	\$20.33	\$14.17	IND	\$4.66	\$1.58
	High	IND	\$35.00	\$23.00	\$18.50	IND	\$8.00	\$5.00
SE	Low	\$18.00	\$10.97	\$15.00	\$10.00	IND	\$1.34	\$2.00
	Avg.	\$37.50	\$24.57	\$21.50	\$12.51	IND	\$4.86	\$3.75
	High	\$44.00	\$37.95	\$25.00	\$18.05	IND	\$8.00	\$5.00
Statewide	Low	\$18.00	\$10.97	\$12.00	\$7.00	\$1.00	\$0.25	\$0.25
	Avg.	\$35.11	\$23.20	\$18.84	\$12.20	\$3.00	\$3.60	\$1.89
	High	\$44.00	\$37.95	\$25.00	\$18.50	\$10.00	\$8.00	\$5.00

* IND = Insufficient or No Data Reported.

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

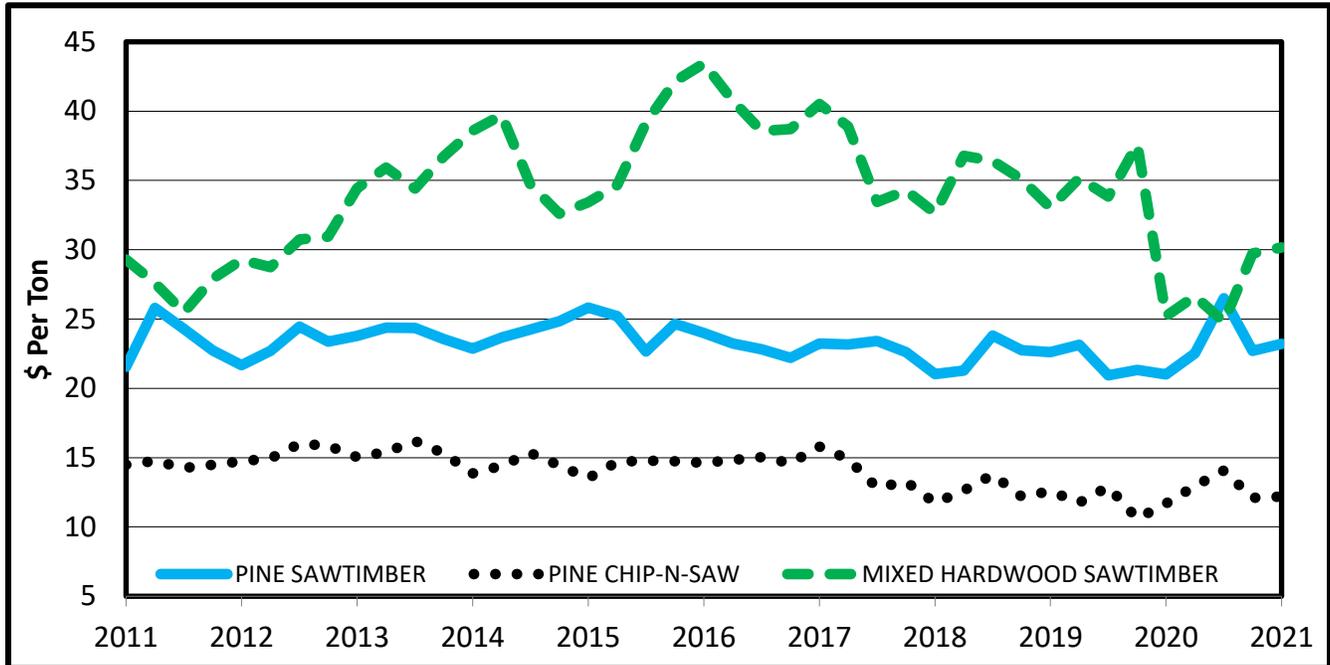
Table 2: Mississippi 3rd quarter 2021 hardwood stumpage prices (\$/ton).**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$35.00	\$15.00	\$3.00	\$15.00
	Avg.	\$42.30	\$25.25	\$6.70	\$28.25
	High	\$50.00	\$40.00	\$10.00	\$40.00
NE	Low	IND	\$30.00	\$3.00	IND
	Avg.	IND	\$36.63	\$6.73	IND
	High	IND	\$48.00	\$12.00	IND
SW	Low	\$32.00	\$19.00	\$2.00	IND
	Avg.	\$38.86	\$31.05	\$4.99	IND
	High	\$45.00	\$40.00	\$8.00	IND
SE	Low	IND	\$22.85	\$3.42	IND
	Avg.	IND	\$28.21	\$8.99	IND
	High	IND	\$30.90	\$14.06	IND
Statewide	Low	\$32.00	\$15.00	\$2.00	\$15.00
	Avg.	\$41.32	\$30.17	\$6.55	\$28.60
	High	\$50.00	\$48.00	\$14.06	\$40.00

*IND = Insufficient or No Data Reported.

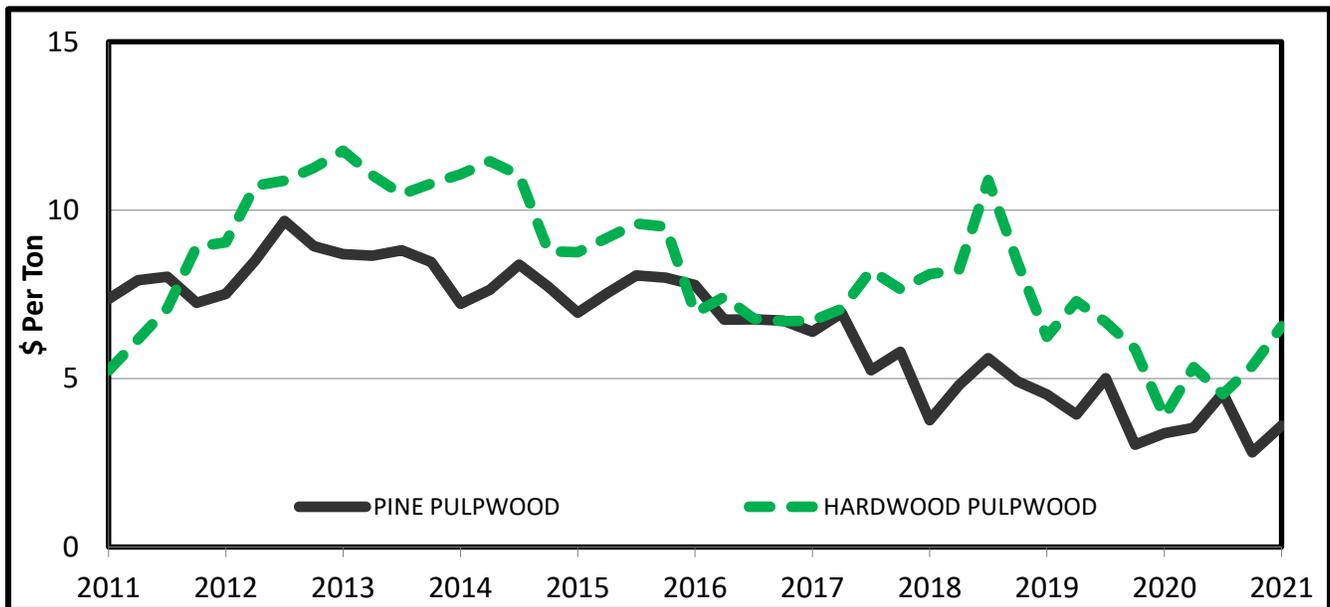
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 3rd quarter 2011 through 3rd quarter 2021.*



*Prices from 2011-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

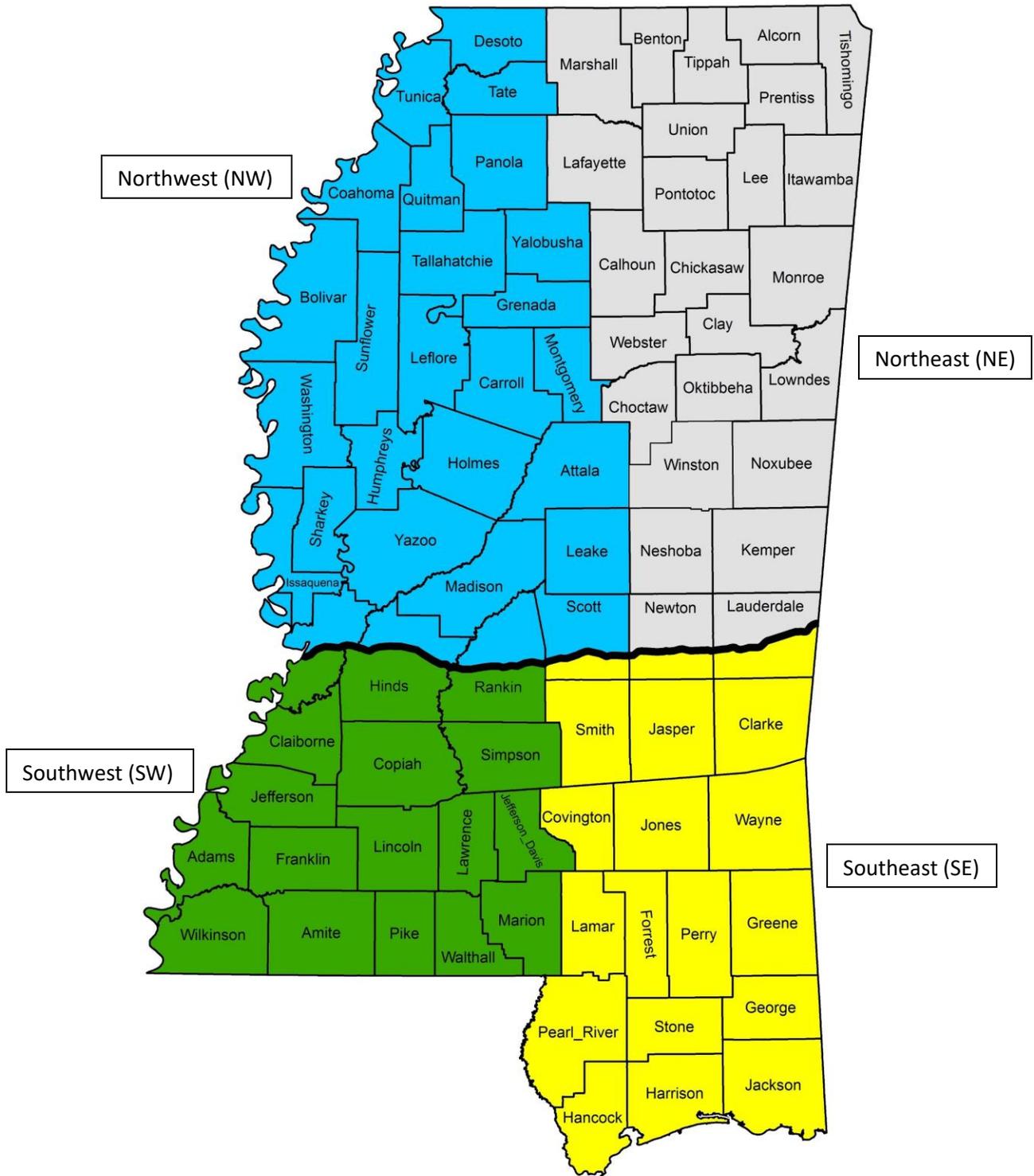
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 3rd quarter 2011 through 3rd quarter 2021.*



*Prices from 2011-2017 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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