



Mississippi Timber Price Report

3rd Quarter 2022

October 4, 2022



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 88 timber sales conducted and reported across Mississippi during 3rd quarter 2022. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.

Are you interested in reporting timber prices, 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

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 decreased for all major product classes (-31.0% to -6.1%) during the 3rd quarter. Year-over-year stumpage prices decreased for all product classes as well. Prices varied for product classes across regions due to localized market and weather conditions. Rainfall varied across the state during the 3rd quarter. July saw some regions with above normal rain. August was extremely wet for the southern two-thirds of the state. September was drier than normal for much of the state.

Stumpage prices during the 4th quarter are expected to decrease for many reasons. Although diesel fuel prices have decreased, they are still negatively impacting the logging and trucking force. Continued high inflation has led to increased mortgage interest rates resulting in decreased housing starts and building permits across the country. As the housing market continues to decline, the resulting decreased demand for wood products will keep stumpage prices lower until the economy recovers. Unfortunately, increasing inflation rates are expected to last into 2023 before decreasing. Mississippi also continues to have an overabundant supply of standing timber which will impact our stumpage prices. However, companies continue to make progress on mill expansions and new mill construction projects. Many have started production this year and others are set to begin in 2023. In the long run, this added production capacity will benefit landowners within the procurement radius of those mills.

Table 1: Mississippi 3rd quarter 2022 pine stumpage prices (\$/ton).**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood	Pine Topwood
NW	Low	\$25.00	\$14.50	\$13.00	\$4.50	\$1.00	\$0.25	\$0.25
	Avg.	\$31.12	\$18.95	\$16.88	\$8.39	\$1.00	\$1.11	\$0.78
	High	\$36.00	\$26.00	\$20.00	\$15.00	\$1.00	\$2.00	\$1.00
NE	Low	\$23.00	\$15.00	\$12.00	\$6.00	\$5.00	\$0.25	\$0.50
	Avg.	\$30.20	\$19.47	\$17.18	\$12.09	\$7.11	\$2.32	\$1.50
	High	\$36.00	\$24.00	\$20.00	\$18.77	\$8.00	\$5.00	\$3.00
SW	Low	\$30.00	\$15.00	\$18.00	\$5.50	IND	\$1.50	\$0.50
	Avg.	\$31.50	\$22.37	\$18.75	\$11.69	IND	\$2.71	\$0.88
	High	\$33.00	\$28.00	\$20.00	\$16.56	IND	\$5.25	\$1.00
SE	Low	IND	IND	IND	\$16.00	IND	IND	IND
	Avg.	IND	IND	IND	\$17.00	IND	IND	IND
	High	IND	IND	IND	\$18.00	IND	IND	IND
Statewide	Low	\$23.00	\$14.50	\$12.00	\$4.50	\$1.00	\$0.25	\$0.25
	Avg.	\$30.93	\$20.15	\$17.28	\$11.14	\$5.58	\$2.12	\$1.17
	High	\$36.00	\$28.00	\$20.00	\$18.77	\$8.00	\$5.25	\$3.00

* IND = Insufficient or No Data Reported.

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

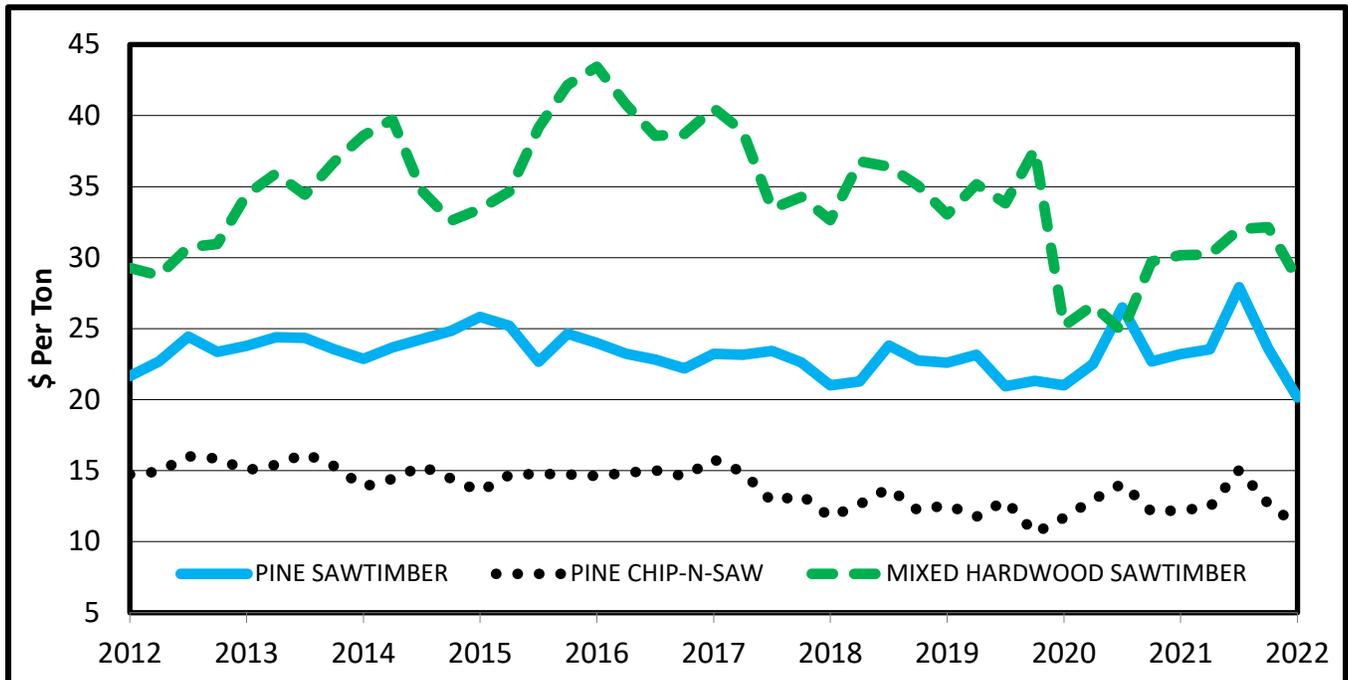
Table 2: Mississippi 3rd quarter 2022 hardwood stumpage prices (\$/ton).**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$15.00	\$15.00	\$2.00	\$15.00
	Avg.	\$36.68	\$25.40	\$4.10	\$22.33
	High	\$60.00	\$42.00	\$8.00	\$35.00
NE	Low	\$20.00	\$15.00	\$2.00	\$15.00
	Avg.	\$37.11	\$32.50	\$7.17	\$17.50
	High	\$50.00	\$45.00	\$12.00	\$25.00
SW	Low	\$34.00	\$17.00	\$1.00	IND
	Avg.	\$38.70	\$28.27	\$4.31	IND
	High	\$45.00	\$35.00	\$6.00	IND
SE	Low	IND	IND	IND	IND
	Avg.	IND	IND	IND	IND
	High	IND	IND	IND	IND
Statewide	Low	\$15.00	\$15.00	\$1.00	\$15.00
	Avg.	\$37.23	\$28.47	\$5.17	\$21.13
	High	\$60.00	\$45.00	\$12.00	\$35.00

*IND = Insufficient or No Data Reported.

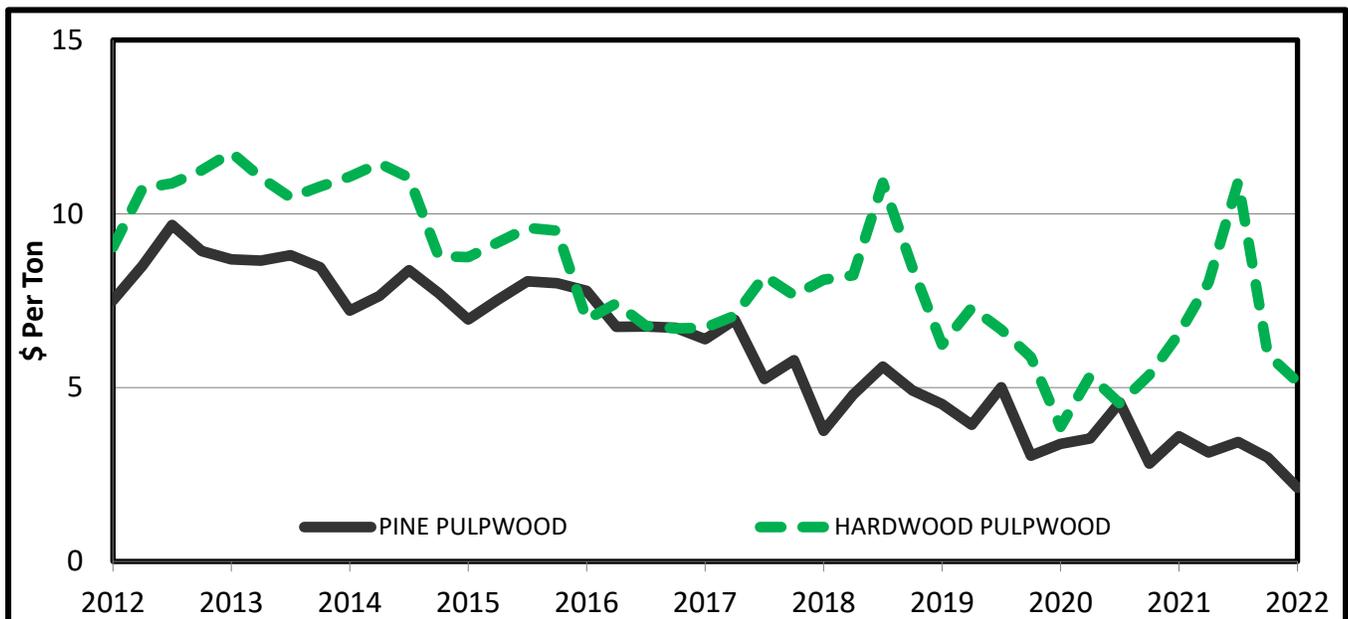
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 3rd quarter 2012 through 3rd quarter 2022.*



*Prices from 2012-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

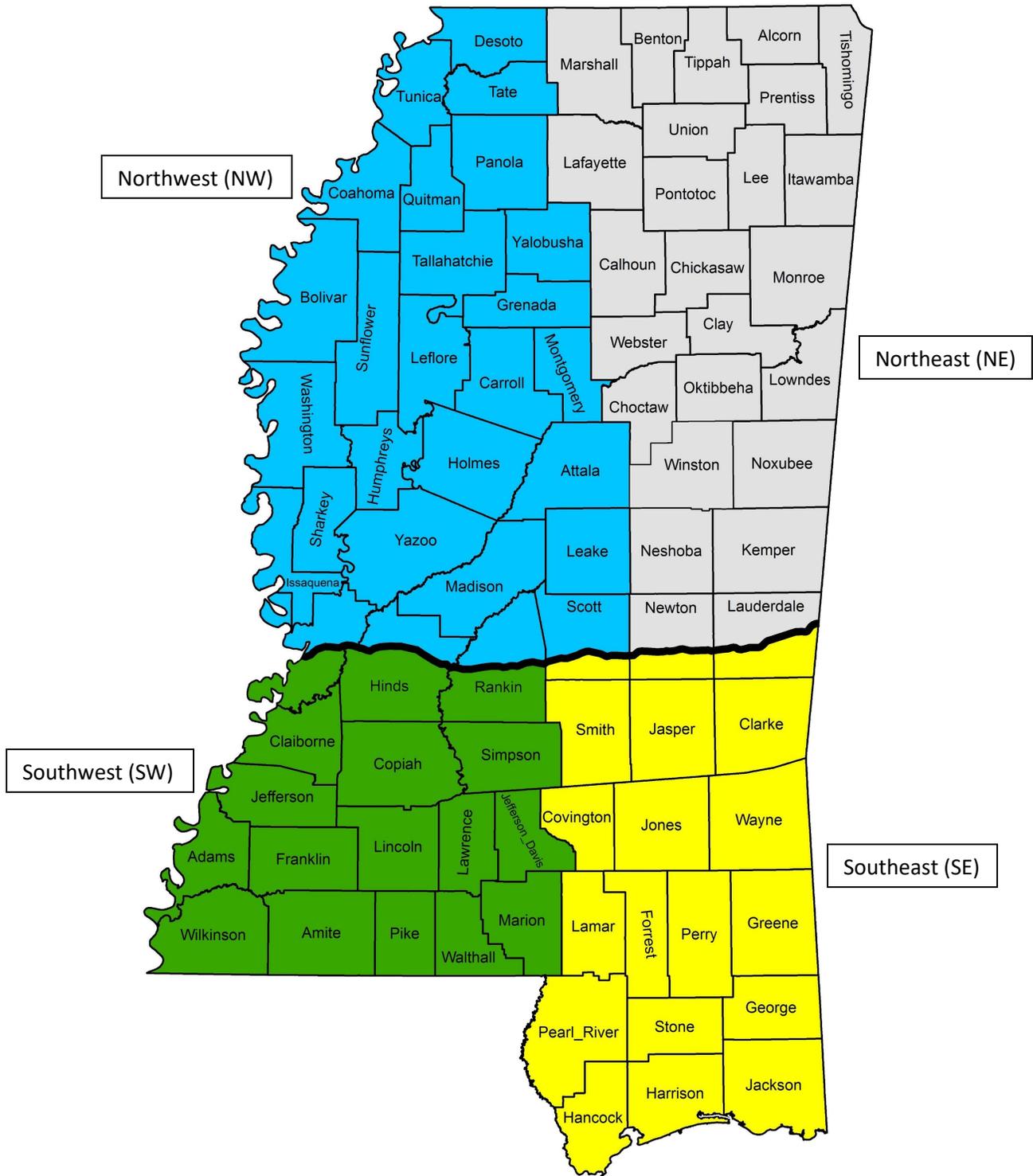
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 3rd quarter 2012 through 3rd quarter 2022.*



*Prices from 2012-2017 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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