



Mississippi Timber Price Report

4th Quarter 2021

January 6, 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 94 timber sales conducted and reported across Mississippi during 4th quarter 2021. 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 majority of Mississippi saw below normal rainfall during most of the quarter, with local areas receiving higher than normal amounts in October. Steady demand for wood products and supply constraints across the region factored into price increases this quarter. Housing starts decreased from June to October but increased in November. The unemployment rate has continued declining. As unemployment rates and the overall economy continue to improve, timber markets should recover. However, increasing inflation rates are expected to last well into 2022. Prices during the 1st quarter should see increases due to the normal wetter weather and as new mill expansions and openings start accepting deliveries. These new mills and mill expansions will provide more competition for our standing trees. However, Mississippi still has an overabundant supply of standing timber.

The 4th 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 3rd quarter, statewide average prices changed (-12.9% to 22.6%) during the 4th quarter with pine poles and pine pulpwood stumpage prices declining. Prices varied for some product classes across regions. Some regions had much larger price changes due to weather conditions. Prices for dimensional lumber increased this quarter. However, the oversupply of standing timber across Mississippi continues to depress stumpage prices. The good news, companies continue to make progress on expansion and new mill construction projects. Many will begin production during 2022. This added production capacity will benefit many landowners within the procurement radius of those mills.

Table 1: Mississippi 4th 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	\$18.00	\$14.00	\$14.00	\$5.50	IND	\$0.25	\$0.50
	Avg.	\$26.35	\$22.64	\$16.82	\$10.22	IND	\$1.92	\$1.00
	High	\$36.00	\$37.01	\$20.00	\$20.89	IND	\$3.04	\$2.00
NE	Low	IND	\$15.00	\$15.00	\$5.00	IND	\$0.50	\$0.50
	Avg.	IND	\$21.57	\$15.50	\$12.11	IND	\$3.31	\$2.67
	High	IND	\$27.00	\$16.00	\$20.00	IND	\$6.50	\$5.50
SW	Low	\$25.00	\$17.00	\$22.00	\$11.00	IND	\$1.00	\$1.00
	Avg.	\$30.67	\$23.79	\$22.33	\$13.97	IND	\$3.99	\$2.57
	High	\$35.00	\$33.00	\$23.00	\$18.00	IND	\$7.00	\$5.00
SE	Low	\$45.00	\$20.00	\$18.00	\$9.00	IND	\$2.75	\$1.00
	Avg.	\$46.00	\$27.09	\$24.25	\$13.87	IND	\$3.83	\$2.22
	High	\$48.00	\$36.00	\$28.00	\$18.15	IND	\$5.00	\$5.00
Statewide	Low	\$18.00	\$14.00	\$14.00	\$5.00	\$2.00	\$0.25	\$0.50
	Avg.	\$31.36	\$23.55	\$19.31	\$12.43	\$6.00	\$3.13	\$2.17
	High	\$48.00	\$37.01	\$28.00	\$20.89	\$10.00	\$7.00	\$5.50

* IND = Insufficient or No Data Reported.

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

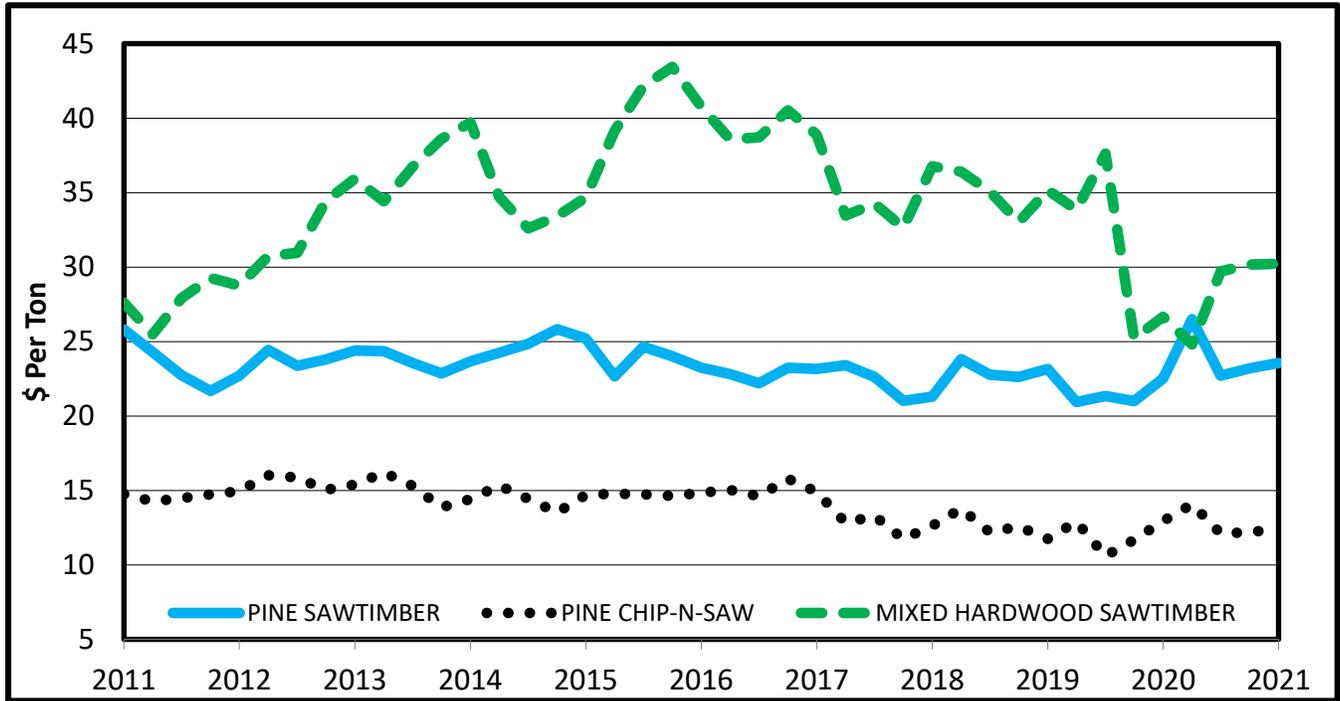
Table 2: Mississippi 4th quarter 2021 hardwood stumpage prices (\$/ton).**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$30.00	\$15.00	\$1.00	\$15.00
	Avg.	\$44.35	\$25.39	\$5.82	\$20.13
	High	\$60.00	\$36.00	\$14.00	\$30.00
NE	Low	IND	\$15.00	\$3.00	IND
	Avg.	IND	\$35.83	\$12.31	IND
	High	IND	\$44.00	\$20.00	IND
SW	Low	\$38.00	\$21.00	\$1.00	IND
	Avg.	\$45.00	\$28.74	\$5.56	IND
	High	\$55.00	\$35.00	\$10.00	IND
SE	Low	\$45.00	\$25.50	\$7.00	IND
	Avg.	\$45.00	\$35.21	\$11.64	IND
	High	\$45.00	\$45.00	\$18.00	IND
Statewide	Low	\$30.00	\$15.00	\$1.00	\$15.00
	Avg.	\$45.05	\$30.22	\$8.03	\$21.15
	High	\$60.00	\$50.00	\$20.00	\$31.39

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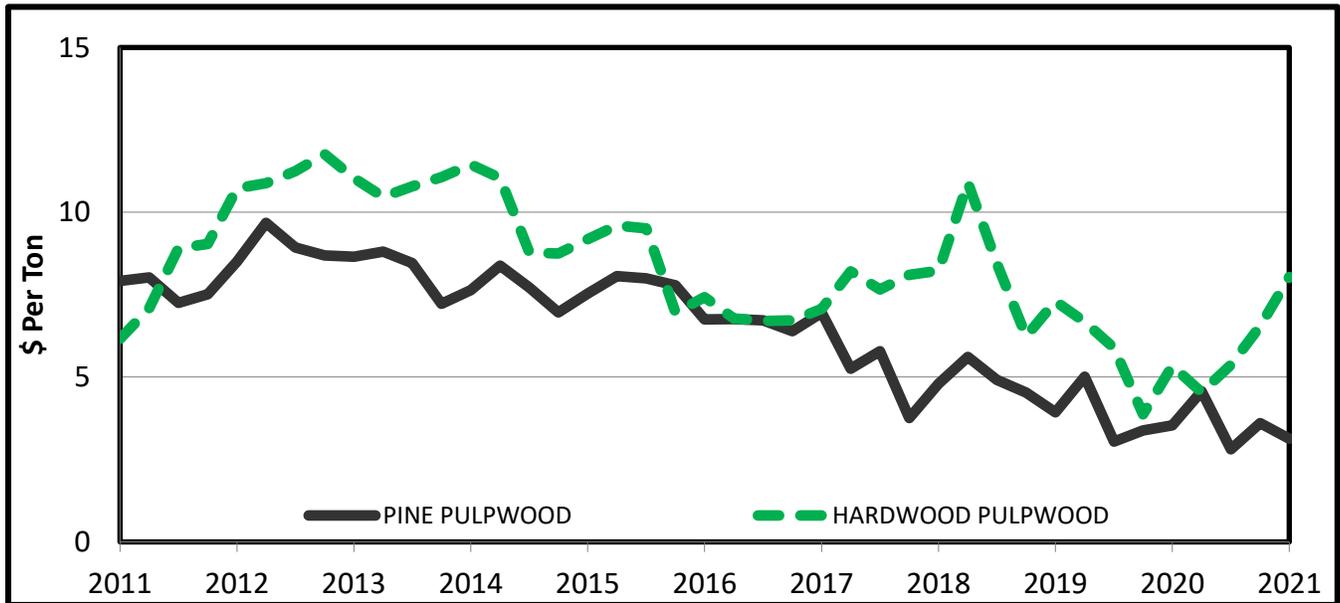
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 4th quarter 2011 through 4th quarter 2021.*



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

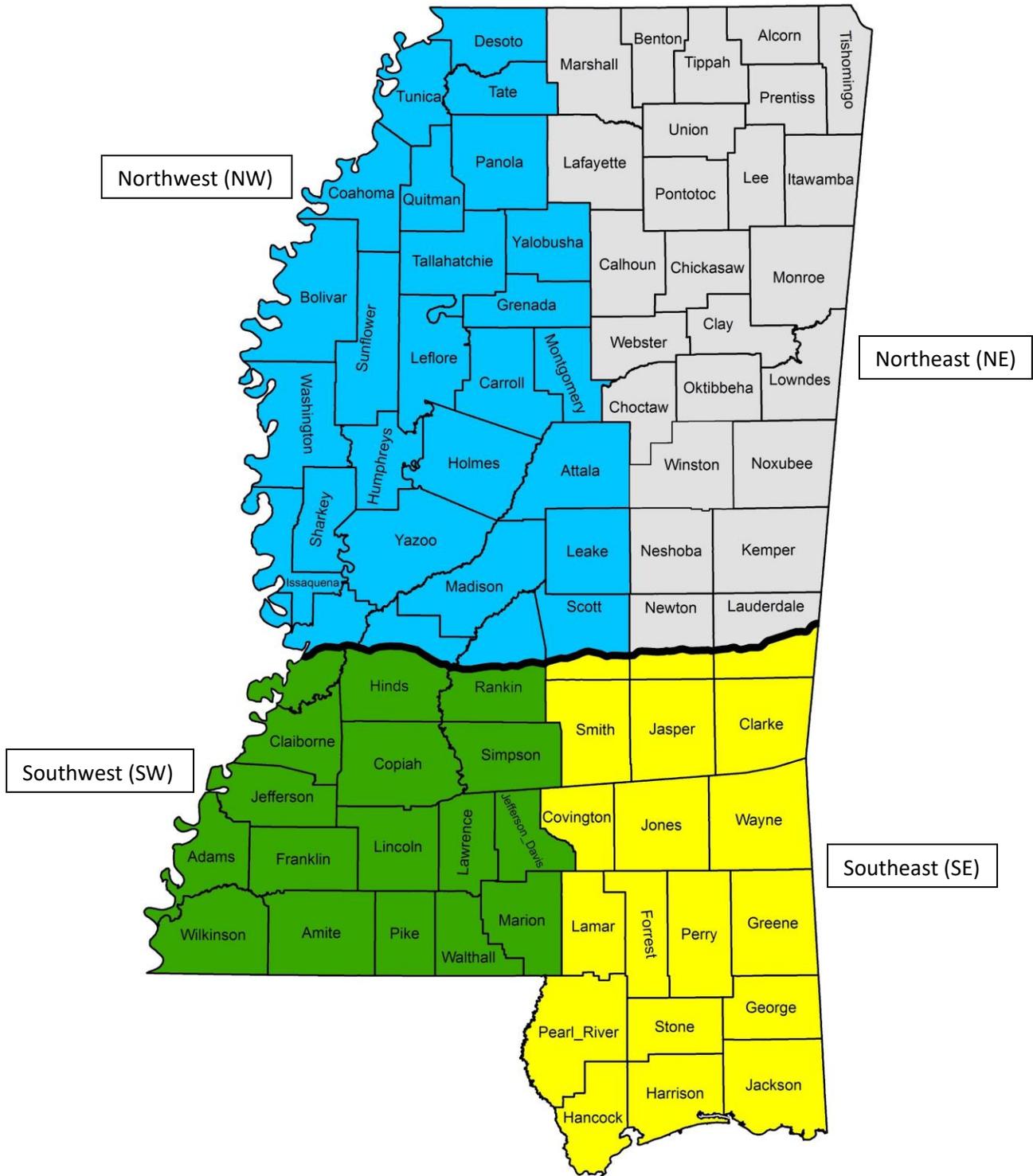
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 4th quarter 2011 through 4th quarter 2021.*



*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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