Mississippi Timber Price Report

4ᵗʰ Quarter 2018

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 73 timber sales conducted and reported across Mississippi during 4ᵗʰ quarter 2018. 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

The 4ᵗʰ 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. The graphs reflect 10-year statewide average price trends.

The oversupply issue (abundant supply of standing trees) and a stagnant housing market (demand) continue to influence timber prices in Mississippi. Future housing starts are projected to remain relatively flat which will continue to impact prices for an extended period. Announcements of mill expansions are good news for landowners near those mills. These expansions will provide additional market capacity in those areas.

Compared to 3ʳᵈ quarter 2018 prices, statewide average prices increased for all species and product classes. Regional prices fluctuated between product classes with some experiencing increases while others decreased. North Mississippi prices continue to be less than south Mississippi prices primarily because of fewer mills north of Interstate 20. Prices are expected to remain relatively stable headed into 1ˢᵗ quarter 2019, with slight increases for some species/product classes and slight decreases for others. Prices in north Mississippi, particularly pulpwood will continue to suffer because of oversupply and reduced demand in the area.

Table 1: Mississippi 4ᵗʰ quarter 2018 pine stumpage prices ($/ton)**.

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine Topwood	Pine Pulpwood
NW	Low	IND	$14.50	$20.00	$7.00	IND	$1.00
	High	IND	$32.06	$22.00	$20.52	IND	$4.03
	Average	IND	$21.77	$21.33	$10.60	IND	$2.94
NE	Low	IND	$10.00	$17.00	$6.50	$8.00	$1.00
	High	IND	$26.00	$28.00	$16.00	$10.00	$5.00
	Average	IND	$18.30	$22.50	$11.04	$8.50	$3.22
SW	Low	$30.00	$10.00	IND	$10.75	IND	$3.00
	High	$40.98	$29.27	IND	$20.26	IND	$10.25
	Average	$35.49	$21.70	IND	$15.83	IND	$7.05
SE	Low	$39.00	$20.36	$18.00	$10.23	$4.00	$3.00
	High	$43.35	$34.10	$22.57	$15.36	$7.35	$8.62
	Average	$41.15	$26.44	$20.48	$12.80	$5.41	$6.13
Statewide	Low	$30.00	$10.00	$17.00	$6.50	$3.00	$1.00
	High	$43.35	$34.10	$28.00	$20.52	$10.00	$10.25
	Average	$39.77	$21.29	$20.89	$12.63	$6.40	$4.80

* 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 2018 hardwood stumpage prices ($/ton)**.

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	$40.00	$28.00	$3.08	IND
	High	$62.04	$55.00	$12.50	IND
	Average	$50.01	$36.43	$7.13	IND
NE	Low	$38.00	$25.00	$3.75	IND
	High	$63.00	$42.00	$17.00	IND
	Average	$48.83	$33.67	$9.31	IND
SW	Low	$36.29	$35.00	$5.00	IND
	High	$54.50	$49.10	$10.00	IND
	Average	$47.22	$39.09	$7.11	IND
SE	Low	IND	$35.00	$8.00	IND
	High	IND	$44.00	$13.00	IND
	Average	IND	$39.50	$10.68	IND
Statewide	Low	$36.29	$25.00	$3.08	$35.12
	High	$63.00	$55.00	$17.00	$44.00
	Average	$49.08	$36.77	$8.23	$39.56

*IND = Insufficient or No Data Reported.
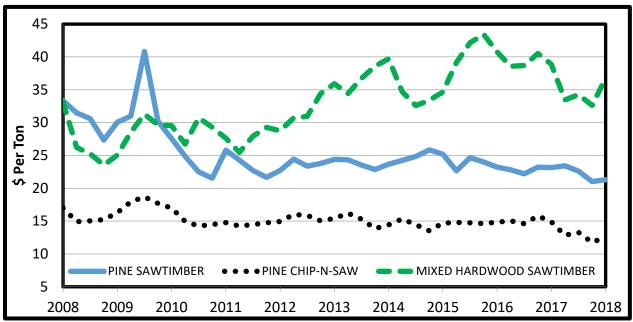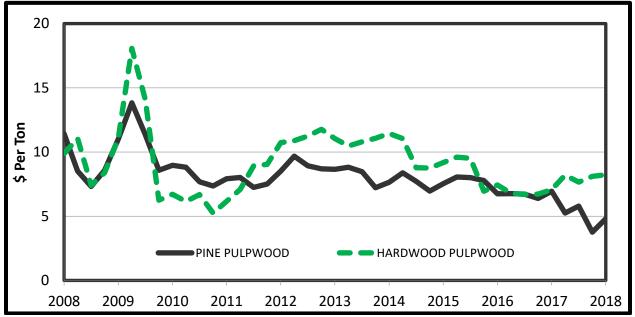** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices ($/ton) for 4th quarter 2008 through 4th quarter 2018.*
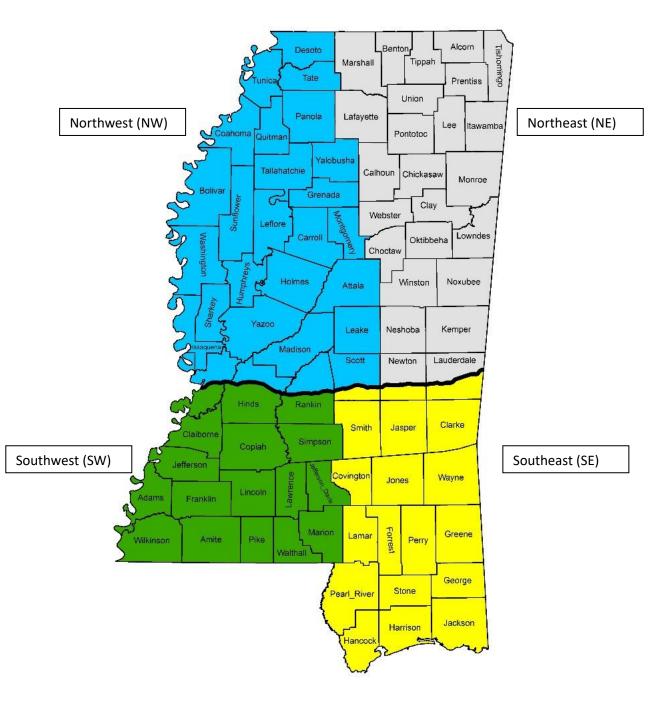

*Prices from 2008-2017 are from Timber Mart-South. 2018 prices are from Mississippi State University Extension.

Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices ($/ton) for 4th quarter 2008 through 4th quarter 2018.*

*Prices from 2008-2017 are from Timber Mart-South. 2018 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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