

Price Report

4th Quarter 2024

January 21, 2025

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 67 timber sales conducted and reported across Mississippi during 4th quarter 2024. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.



Price Trends

The 4th quarter statewide stumpage prices for pine products and hardwood products are in Table 1 and 2 respectively. Figures reflect statewide average price trends. Most timber products saw a decrease in statewide average stumpage prices this quarter, except for pine CNS, pine topwood and hardwood pulpwood, which showed price increase.

Pine sawtimber prices decreased to \$20.61/ton, down \$0.20/ton from the last quarter. Oak sawtimber prices fell by over \$4/ton (~10%) from the last quarter, while mixed hardwood prices dropped by 1.87%. Pine pulpwood prices decreased by 5.6%, whereas hardwood pulp prices increased by 4.37%. Keep in mind, prices vary for some product classes across regions due to localized market conditions. Timber prices for a particular timber stand are influenced by timber species, quality and size of the trees, site accessibility, local timber inventory, mill types and capacities, logging capabilities, transportation capacity, and more.

The wood products market saw improvement this quarter, with price increase for Southern pine lumber, and Southern OSB. Additionally, housing starts and building permits decreased compared to the same period in 2023, although remodeling activity showed an uptick. Natural gas prices were up, crude oil prices remained unchanged, and diesel prices decreased in the 4th quarter.

Looking ahead, stumpage prices are expected to increase in the first quarter due to wet weather. However, Mississippi's abundant standing timber supply will continue to exert downward pressure on prices. Despite this, there is a positive momentum in the industry, with ongoing progress in mill expansions and new mill construction projects.

Are you interested in reporting timber prices, or do you want more information about the Mississippi Timber Price Report? Please contact Sabhyata Lamichhane at sabhyata.lamichhane@msstate.edu or at 662-325-3550 for more information.

Table 1: Mississippi 4th quarter 2024 state average pine stumpage prices (\$/ton). Average prices are based on 67 timber sales across MS.**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood	Pine Topwood
NW	Low	\$28.00	\$12.40	\$12.00	\$6.00	IND	\$0.25	IND
	Average	\$30.75	\$18.34	\$15.00	\$10.09	IND	\$1.96	IND
	High	\$32.00	\$30.27	\$16.00	\$18.54	IND	\$7.70	IND
NE	Low	\$24.00	\$11.00	\$13.00	\$4.00	IND	\$0.05	\$1.00
	Average	\$29.13	\$17.89	\$14.38	\$11.12	IND	\$2.17	\$1.94
	High	\$31.50	\$24.00	\$17.00	\$16.00	IND	\$4.00	\$3.00
SW	Low	\$26.00	\$18.00	\$15.00	\$7.50	IND	\$1.00	\$0.50
	Average	\$31.00	\$22.50	\$16.90	\$11.45	IND	\$2.76	\$1.25
	High	\$35.00	\$30.30	\$18.00	\$19.05	IND	\$9.60	\$2.00
SE	Low	IND	\$21.80	IND	\$11.70	IND	\$1.00	IND
	Average	IND	\$26.09	IND	\$15.45	IND	\$3.37	IND
	High	IND	\$30.41	IND	\$19.00	IND	\$8.70	IND
Statewide	Low	\$24.00	\$11.00	\$12.00	\$4.00	\$0.25	\$0.05	\$0.01
	Average	\$31.25	\$20.61	\$15.26	\$11.71	\$2.08	\$2.50	\$1.53
	High	\$45.00	\$30.41	\$18.00	\$19.05	\$3.00	\$9.60	\$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 4th quarter 2024 state average hardwood stumpage prices (\$/ton). Average prices are based on 67 timber sales across MS.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$25.00	\$20.00	\$2.00	\$15.00
	Average	\$31.67	\$30.75	\$3.45	\$15.20
	High	\$37.00	\$45.00	\$7.90	\$16.00
NE	Low	\$30.00	\$30.00	\$2.00	\$15.00
	Average	\$36.17	\$34.85	\$6.91	\$25.00
	High	\$45.00	\$45.00	\$15.00	\$30.00
SW	Low	\$30.00	\$25.00	\$1.00	IND
	Average	\$42.40	\$30.43	\$3.11	IND
	High	\$60.00	\$36.00	\$5.87	IND
SE	Low	IND	\$17.00	\$2.00	IND
	Average	IND	\$27.01	\$4.41	IND
	High	IND	\$35.00	\$10.00	IND
Statewide	Low	\$25.00	\$17.00	\$1.00	\$15.00
	Average	\$36.41	\$31.59	\$4.79	\$20.90
	High	\$60.00	\$45.00	\$15.00	\$30.00

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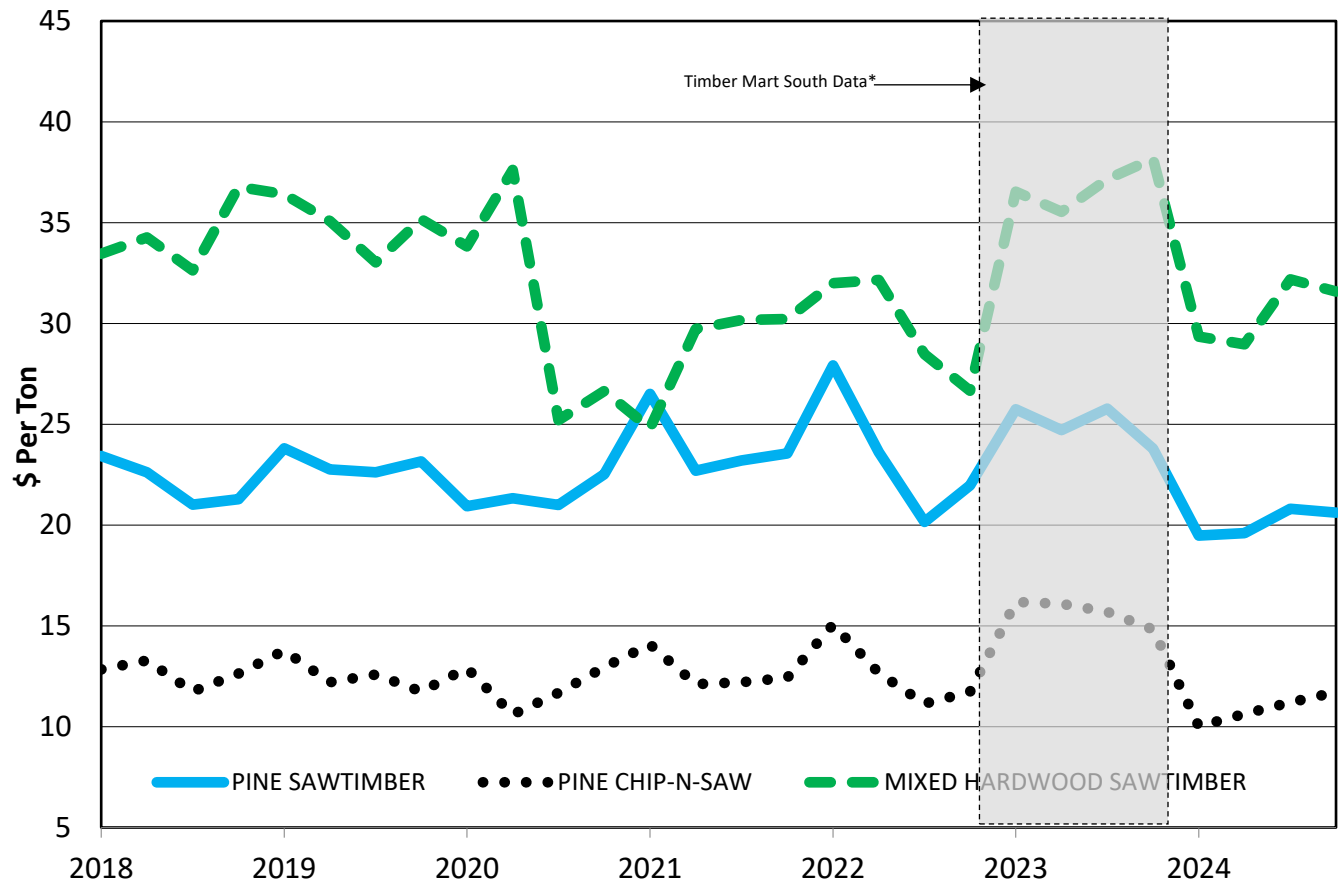
Table 3: Quarter-to-quarter changes in the state average stumpage prices.

Product	State-Average Stumpage Prices, \$/ton		
	4Q2024	3Q2024	Q/Q change
Pine Poles	\$31.25	\$31.39	(\$0.14)
Pine Sawtimber	\$20.61	\$20.81	(\$0.20)
Pine Plylogs	\$15.26	\$17.43	(\$2.17)
Pine Chip-n-Saw	\$11.71	\$11.21	\$0.50
Pine T-wood	\$2.08	\$4.86	(\$2.78)
Pine Pulpwood	\$2.50	\$2.65	(\$0.15)
Pine Topwood	\$1.53	\$1.00	\$0.53
Oak Sawtimber	\$36.41	\$40.63	(\$4.22)
Mixed Hardwood	\$31.59	\$32.19	(\$0.60)
Hardwood Pulpwood	\$4.79	\$4.59	\$0.20
Crossties	\$20.90	\$30.00	(\$9.10)

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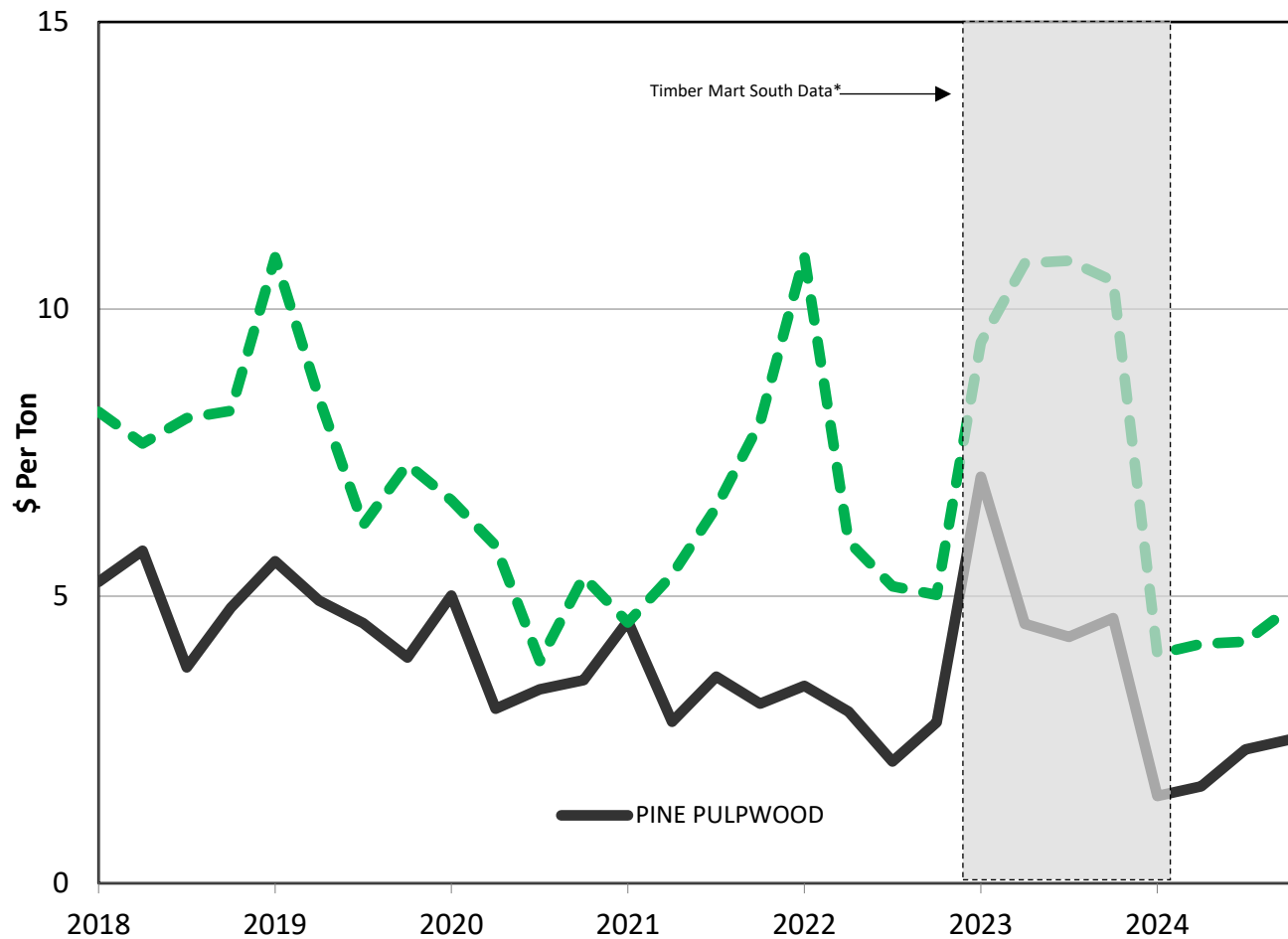
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size .

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1st quarter 2018 through 4th quarter 2024. *



*2023 prices are from Timber Mart-South.

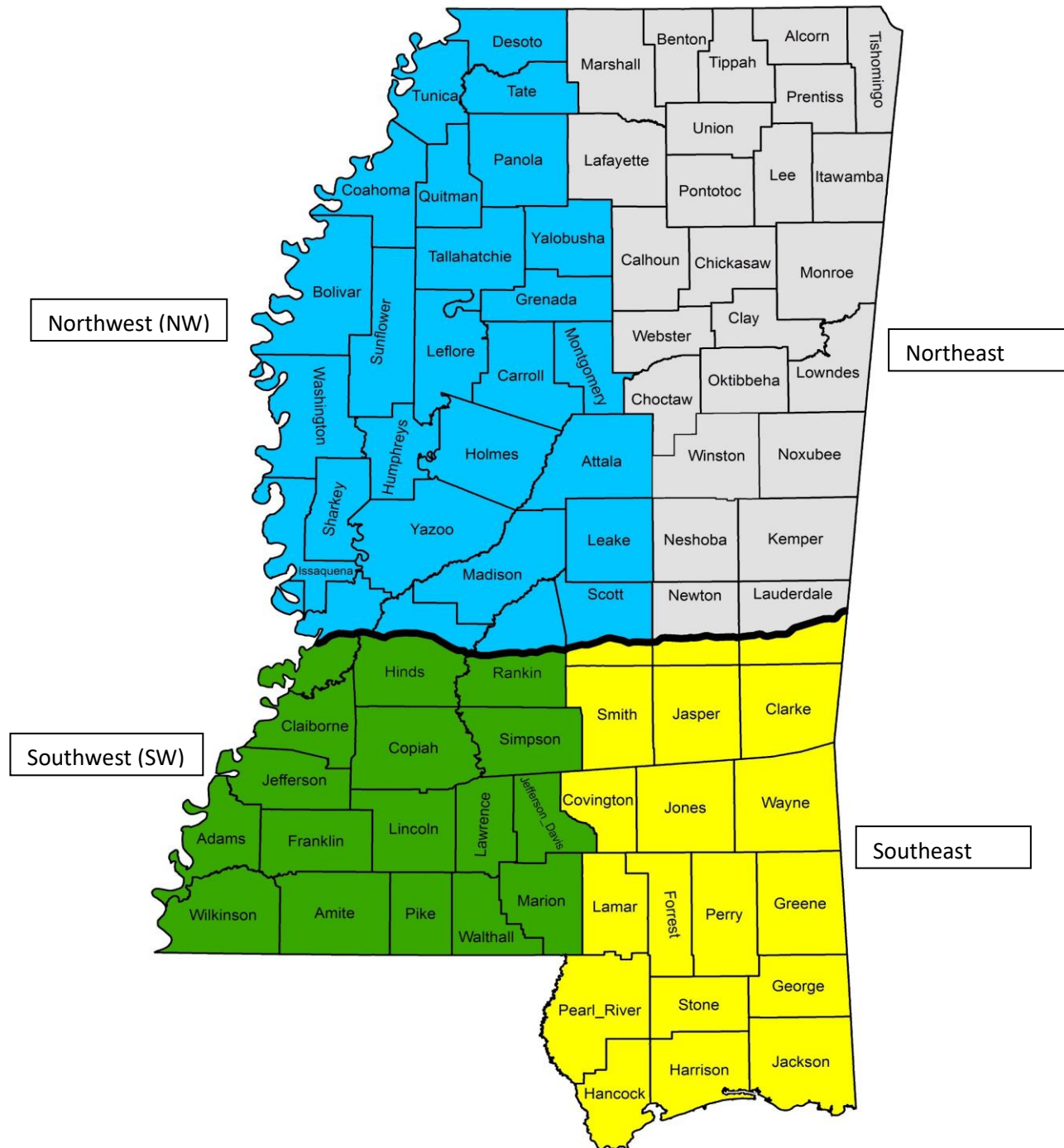
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1st quarter 2018 through 4th quarter 2024. *



* 2023 prices are from Timber Mart-South.

*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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