

# Price Report

## 1<sup>st</sup> Quarter 2025

April 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](http://www.extension.msstate.edu/forestry/forest-economics/timber-prices).

### How are prices obtained?

This report used data from 72 timber sales conducted and reported across Mississippi during 1<sup>st</sup> quarter 2025. Reporters include forest product companies, logging contractors, consulting foresters, landowners, and other natural resource professionals.



### Price Trends

Statewide average stumpage prices for the first quarter of 2025 are summarized in Tables 1 and 2 for pine and hardwood products, respectively. Most timber products saw an increase in prices compared to the previous quarter, except for pine topwood and mixed hardwood sawtimber, which decreased.

Pine sawtimber prices increased to \$21.94/ton, up \$1.33 from the previous quarter. Oak sawtimber prices significantly increased by more than \$3.50/ton (~10%), after falling in the previous quarter. Mixed hardwood sawtimber prices, however, decreased by about 6.3%. The pulpwood market saw some improvement, with pine pulpwood prices increasing to \$3.57/ton and hardwood pulpwood prices increasing to \$6.20/ton. 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 broader wood products market also improved this quarter, with Southern pine lumber prices going up, although Southern OSB prices dropped. Housing starts and building permits declined compared to the same quarter last year, but remodeling activity increased. Natural gas and diesel prices went up, while crude oil prices were down.

Looking ahead, stumpage prices are expected to increase in the second quarter due to seasonal 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](mailto:sabhyata.lamichhane@msstate.edu) or at 662-325-3550 for more information.

**Table 1: Mississippi 1<sup>st</sup> quarter 2025 state average pine stumpage prices (\$/ton)\*\*. Average prices are based on 72 timber sales across MS.**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood	Pine Topwood
NW	Low	IND	\$12.00	IND	\$4.00	IND	\$0.25	IND
	High	IND	\$36.14	IND	\$25.13	IND	\$4.00	IND
NE	Low	IND	\$14.00	\$15.00	\$10.00	IND	\$1.50	IND
	High	IND	\$26.00	\$18.00	\$19.00	IND	\$4.00	IND
SW	Low	\$30.00	\$17.00	IND	\$8.00	IND	\$1.00	IND
	High	\$43.00	\$28.30	IND	\$15.00	IND	\$9.60	IND
SE	Low	\$30.00	\$17.50	IND	\$8.00	IND	\$1.50	IND
	High	\$45.00	\$30.41	IND	\$19.00	IND	\$10.30	IND
Statewide	Low	\$30.00	\$12.00	\$15.00	\$4.00	IND	\$0.25	\$0.50
	Average	\$37.43	\$21.94	\$18.91	\$12.70	IND	\$3.57	\$1.33
	High	\$45.00	\$36.14	\$34.00	\$25.13	IND	\$10.30	\$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 1<sup>st</sup> quarter 2025 state average hardwood stumpage prices (\$/ton)\*\*. Average prices are based on 72 timber sales across MS.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$30.00	\$26.00	\$2.00	IND
	High	\$44.00	\$35.00	\$8.00	IND
NE	Low	\$32.00	\$32.00	\$4.50	IND
	High	\$55.00	\$37.00	\$15.25	IND
SW	Low	IND	\$19.90	\$2.00	IND
	High	IND	\$30.00	\$10.20	IND
SE	Low	IND	\$18.00	\$3.00	IND
	High	IND	\$30.00	\$18.00	IND
Statewide	Low	\$30.00	\$18.00	\$2.00	\$15.00
	Average	\$40.00	\$29.60	\$6.20	\$28.29
	High	\$55.00	\$37.00	\$18.00	\$36.00

\*IND = Insufficient or No Data Reported.

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

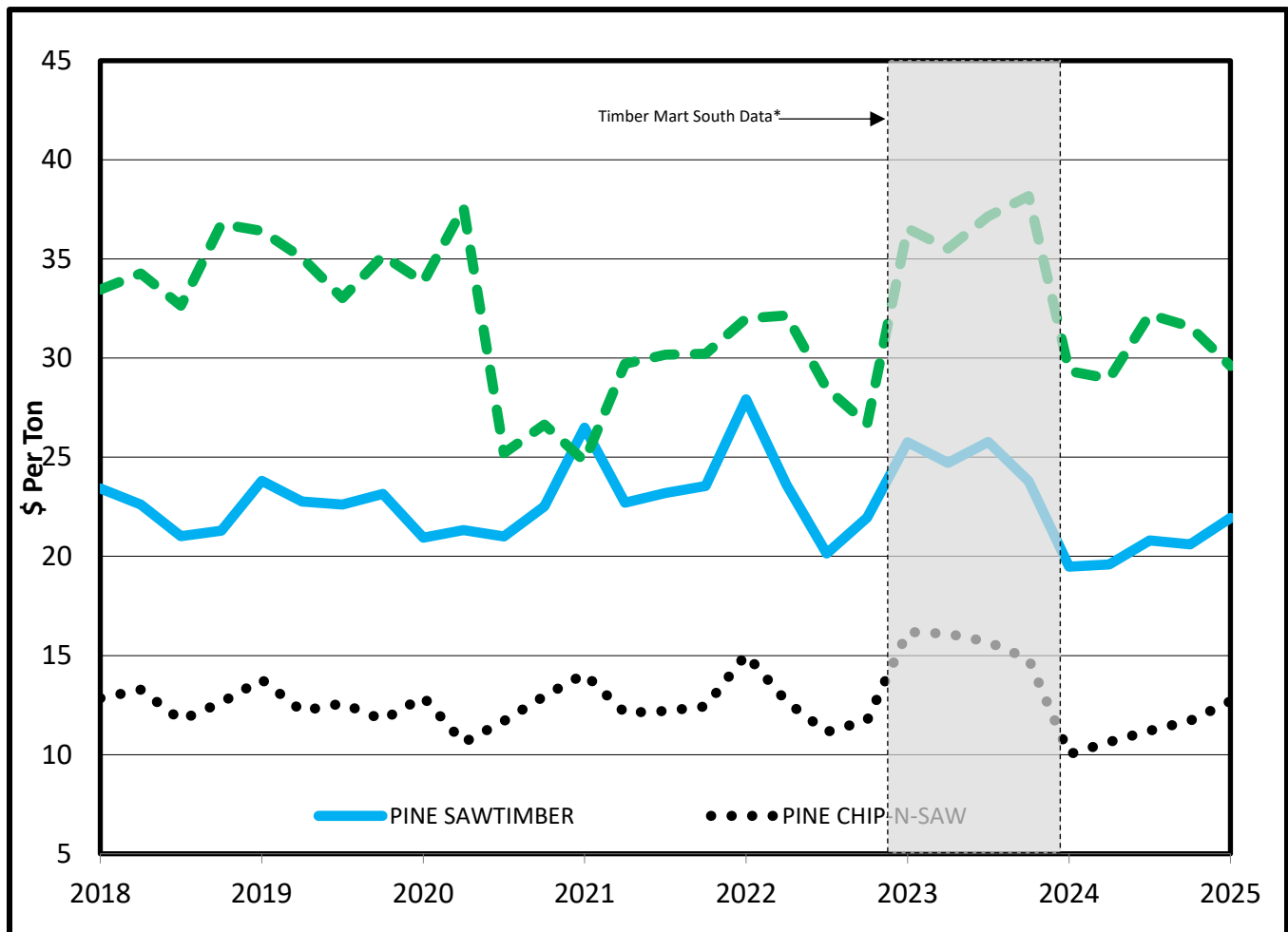
**Table 3: Quarter-to-quarter changes in the state average stumpage prices.**

Product	State-Average Stumpage Prices, \$/ton		
	1Q2025	4Q2024	Q/Q change
Pine Poles	\$37.43	\$31.25	\$6.18
Pine Sawtimber	\$21.94	\$20.61	\$1.33
Pine Plylogs	\$18.91	\$15.26	\$3.65
Pine Chip-n-Saw	\$12.67	\$11.71	\$0.96
Pine T-wood	IND	\$2.08	-
Pine Pulpwood	\$3.57	\$2.50	\$1.07
Pine Topwood	\$1.33	\$1.53	(\$0.20)
Oak Sawtimber	\$40.00	\$36.41	\$3.59
Mixed Hardwood Sawtimber	\$29.60	\$31.59	(\$1.99)
Hardwood Pulpwood	\$6.20	\$4.79	\$1.41
Crossties	\$28.29	\$20.90	\$7.39

\*IND = Insufficient or No Data Reported.

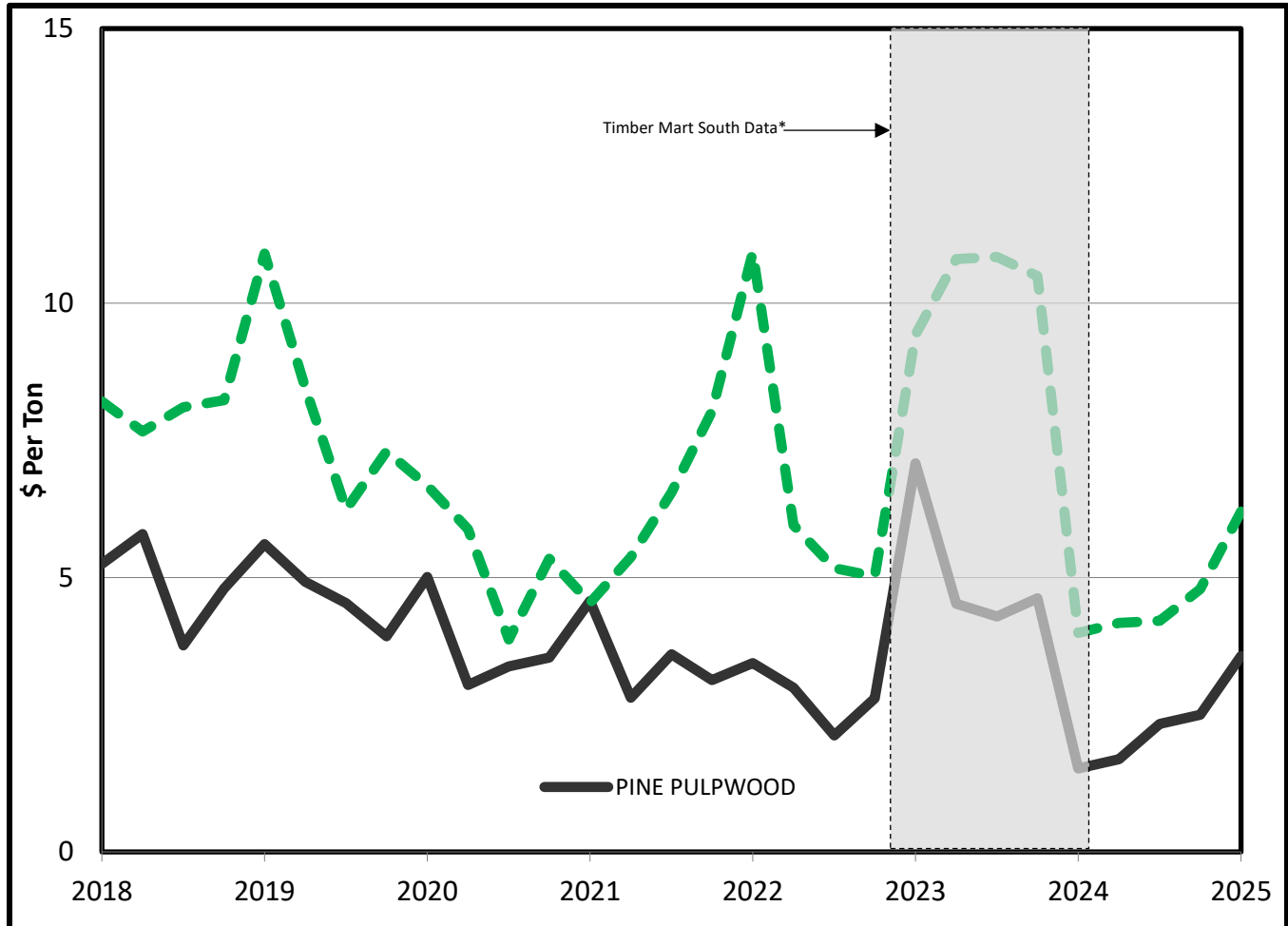
\*\* Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

**Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 1<sup>st</sup> quarter 2018 through 1<sup>st</sup> quarter 2025. \***



\*2023 prices are from Timber Mart-South.

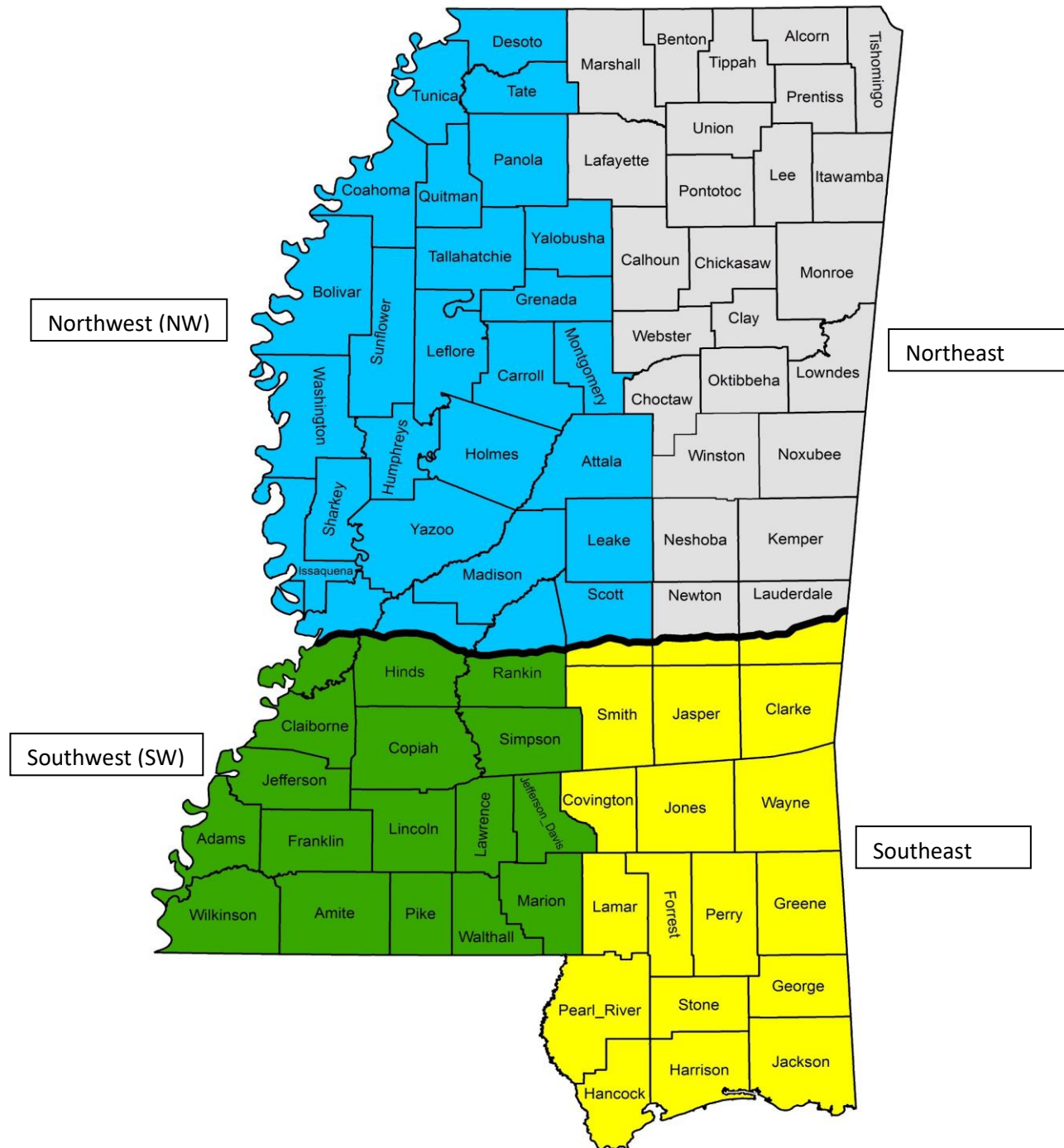
**Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1<sup>st</sup> quarter 2018 through 1<sup>st</sup> quarter 2025. \***



\* 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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