



Mississippi Timber Price Report

2nd Quarter 2022

July 5, 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 76 timber sales conducted and reported across Mississippi during 2nd 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

Most of Mississippi experienced below normal rainfall most of this year, especially the 2nd quarter. Decreased demand for wood products and supply constraints across the nation factored into price decreases this quarter. High inflation has led to decreased housing starts and building permits. Diesel fuel prices have increased dramatically this year, putting increased pressures on the logging and trucking force. Increasing inflation rates are expected to last throughout 2022. Prices during the 3rd quarter are expected to decrease due to normal drier weather patterns and as high inflation continues to impact the economy. Mississippi also continues to have an overabundant supply of standing timber which will keep stumpage prices lower.

The 2nd 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 1st quarter, statewide average prices changed (-45.5% to 5.7%) during the 2nd quarter with only pine plywood and mixed hardwood sawtimber prices increasing. However, compared to 2nd quarter 2021 prices, all product classes are higher. Prices varied for some product classes across regions. Some regions had price decreases for some products while other regions had slight increases due to localized market conditions. Southern yellow pine dimensional lumber prices decreased this quarter but are still higher than normal. The good news, companies continue to make progress on expansions 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 2nd 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	\$20.00	\$14.00	\$13.00	\$9.64	\$1.00	\$0.25	\$1.00
	Avg.	\$32.67	\$21.71	\$18.60	\$13.34	\$2.00	\$2.05	\$1.00
	High	\$40.00	\$35.00	\$22.00	\$17.50	\$4.00	\$4.00	\$1.00
NE	Low	IND	\$17.00	IND	\$9.00	IND	\$1.00	\$1.00
	Avg.	IND	\$23.48	IND	\$12.05	IND	\$3.28	\$3.38
	High	IND	\$35.00	IND	\$15.44	IND	\$5.50	\$5.50
SW	Low	\$29.00	\$19.49	\$21.00	\$10.00	IND	\$2.00	\$0.50
	Avg.	\$32.00	\$23.46	\$21.00	\$12.93	IND	\$3.27	\$1.81
	High	\$35.00	\$28.74	\$21.00	\$16.70	IND	\$6.00	\$3.00
SE	Low	IND	\$10.24	IND	\$9.00	IND	\$1.45	IND
	Avg.	IND	\$26.37	IND	\$12.00	IND	\$4.15	IND
	High	IND	\$35.00	IND	\$14.00	IND	\$6.00	IND
Statewide	Low	\$20.00	\$10.24	\$13.00	\$9.00	\$1.00	\$0.25	\$0.50
	Avg.	\$32.92	\$23.61	\$19.68	\$12.67	\$2.88	\$2.99	\$2.01
	High	\$40.00	\$36.00	\$22.50	\$17.50	\$5.50	\$6.00	\$5.50

* IND = Insufficient or No Data Reported.

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

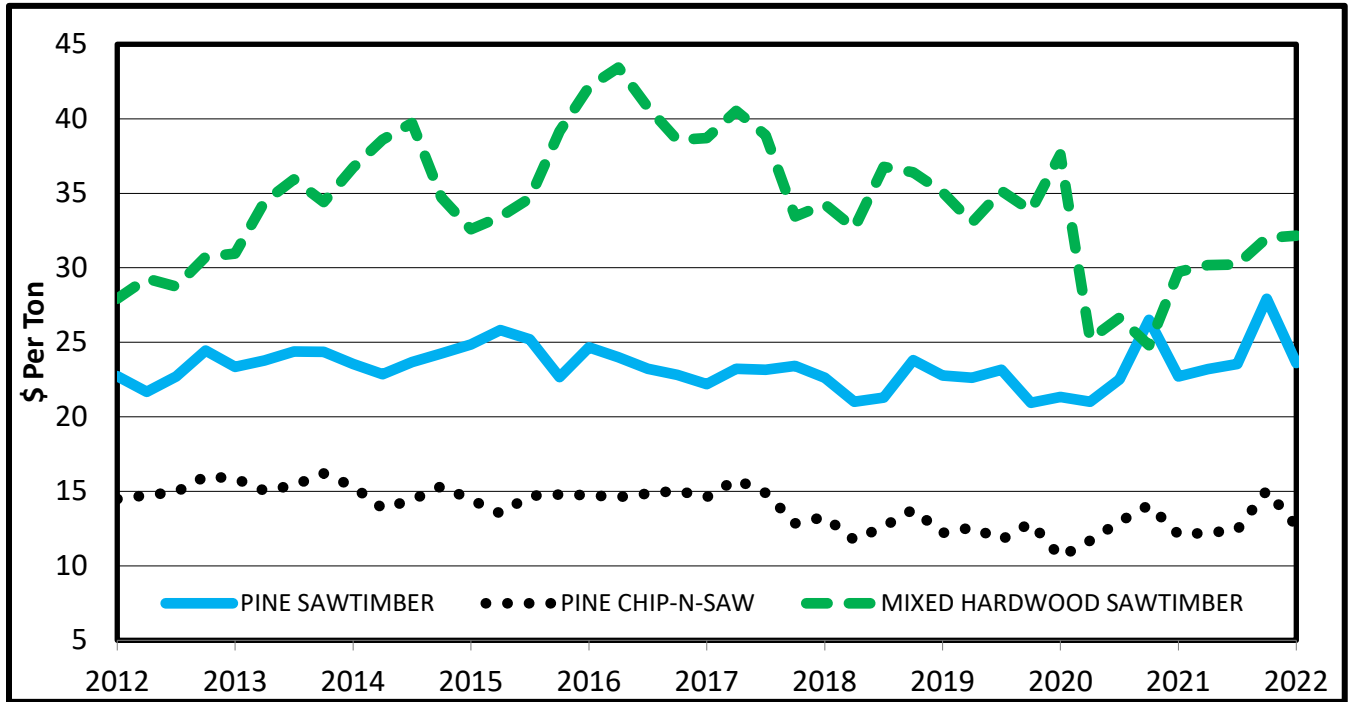
Table 2: Mississippi 2nd quarter 2022 hardwood stumpage prices (\$/ton).**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$38.00	\$22.00	\$3.00	\$30.00
	Avg.	\$43.20	\$29.96	\$6.62	\$31.67
	High	\$48.00	\$35.50	\$10.00	\$35.00
NE	Low	\$34.00	\$20.00	\$8.00	IND
	Avg.	\$43.80	\$33.71	\$8.26	IND
	High	\$50.00	\$45.00	\$10.00	IND
SW	Low	\$28.85	\$17.00	\$2.00	IND
	Avg.	\$44.93	\$32.28	\$4.35	IND
	High	\$59.28	\$45.00	\$8.00	IND
SE	Low	IND	\$32.00	\$4.00	IND
	Avg.	IND	\$37.33	\$7.00	IND
	High	IND	\$42.00	\$11.00	IND
Statewide	Low	\$28.85	\$17.00	\$2.00	\$24.58
	Avg.	\$44.45	\$32.15	\$5.95	\$30.61
	High	\$59.28	\$45.00	\$11.00	\$35.00

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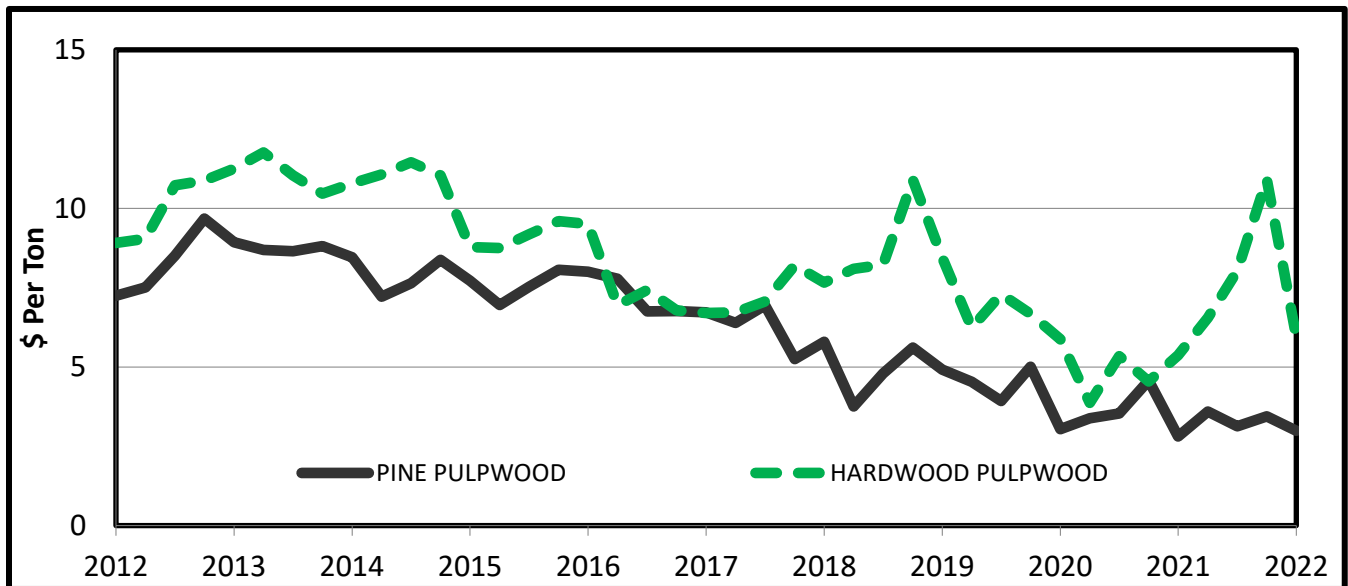
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 2nd quarter 2012 through 2nd quarter 2022.*



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

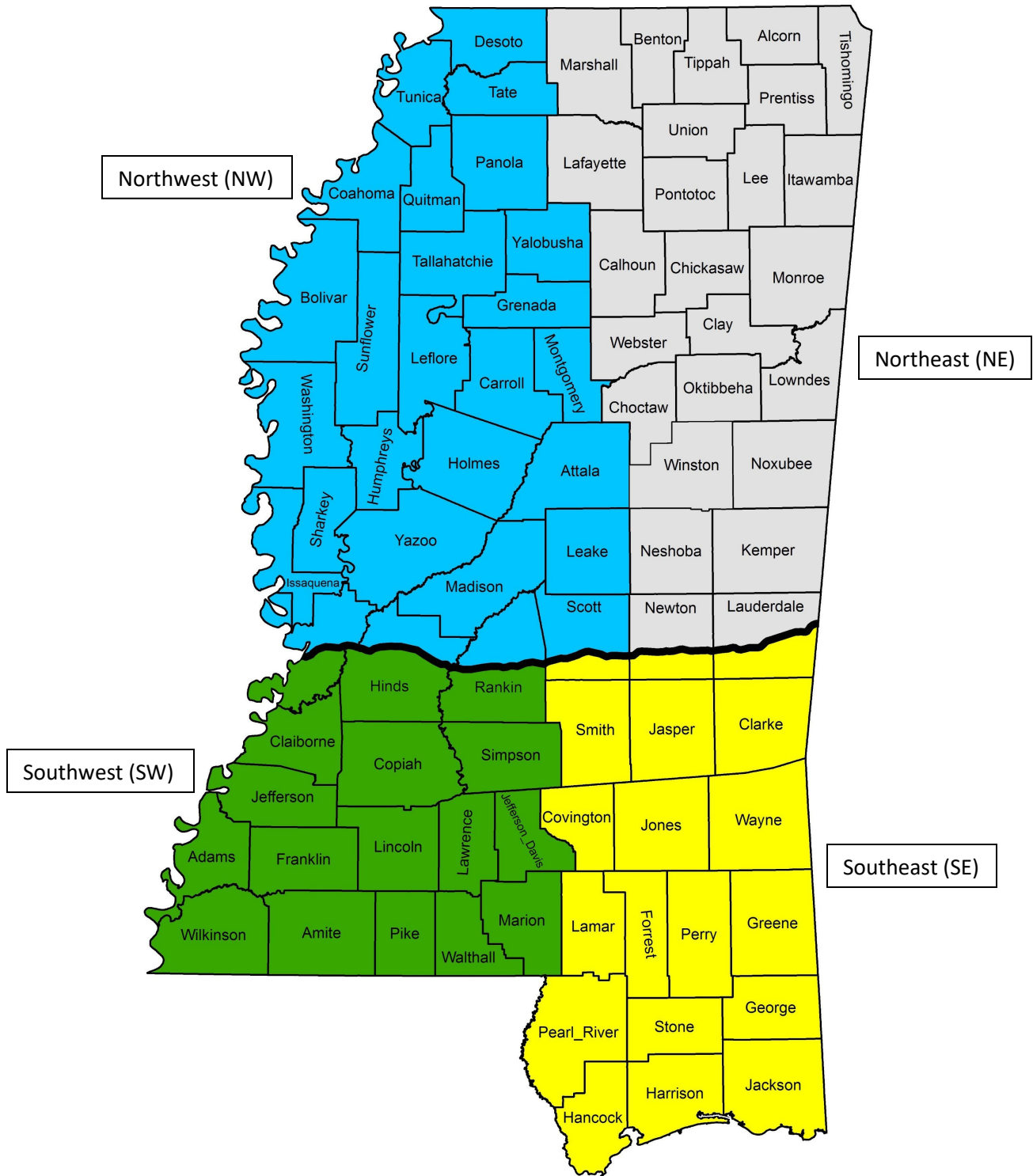
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 2nd quarter 2012 through 2nd quarter 2022.*



*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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