



# Mississippi Timber Price Report

1<sup>st</sup> Quarter 2022

April 4, 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](http://www.extension.msstate.edu/forestry/forest-economics/timber-prices).

**How are prices obtained?** This report used data from 71 timber sales conducted and reported across Mississippi during 1<sup>st</sup> 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](mailto:mkm2@msstate.edu) or at 662-325-3550 for more information.

## Price Trends

The majority of Mississippi saw below normal rainfall during January and most of February, except the northeast region which was wetter. March saw more normal rainfall, with many local areas receiving higher than normal rain amounts. Steady demand for wood products and supply constraints across the nation factored into price increases this quarter. Housing starts decreased in January but increased in February while building permits peaked in January and declined in February. The unemployment rate has continued declining. Increasing inflation rates are expected to last well into 2022. Diesel fuel prices have increased dramatically this quarter. Prices during the 2<sup>nd</sup> quarter should see slight increases due to normal weather patterns and as new mill expansions and openings start accepting deliveries. However, Mississippi still has an overabundant supply of standing timber, keeping stumpage prices in check.

The 1<sup>st</sup> 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 4<sup>th</sup> quarter, statewide average prices changed (-3.6% to 36.0%) during the 1<sup>st</sup> quarter with pine plywood and oak sawtimber stumpage prices declining. Prices varied for some product classes across regions. Some regions had much larger price changes due to local weather conditions. Southern yellow pine dimensional lumber prices increased fluctuated this first quarter but are still higher than normal. March southern yellow pine lumber prices have declined though. 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 1<sup>st</sup> 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	IND	\$16.00	IND	\$5.50	IND	\$1.00	IND
	Avg.	IND	\$26.52	IND	\$13.66	IND	\$2.63	IND
	High	IND	\$40.00	IND	\$19.09	IND	\$5.00	IND
NE	Low	IND	\$17.50	IND	\$8.00	\$5.50	\$1.00	IND
	Avg.	IND	\$30.12	IND	\$16.38	\$8.50	\$3.61	IND
	High	IND	\$40.00	IND	\$25.00	\$9.50	\$6.80	IND
SW	Low	\$30.00	\$15.00	\$15.00	\$8.00	IND	\$1.50	\$0.50
	Avg.	\$38.86	\$25.74	\$19.88	\$12.95	IND	\$3.56	\$1.36
	High	\$49.98	\$38.87	\$24.00	\$18.88	IND	\$5.00	\$3.00
SE	Low	IND	\$23.00	IND	\$15.00	IND	\$3.00	IND
	Avg.	IND	\$32.14	IND	\$19.52	IND	\$4.37	IND
	High	IND	\$40.00	IND	\$25.00	IND	\$6.00	IND
Statewide	Low	\$28.00	\$15.00	\$14.00	\$5.50	\$1.00	\$1.00	\$0.50
	Avg.	\$39.26	\$27.92	\$18.62	\$15.06	\$5.92	\$3.44	\$1.80
	High	\$50.00	\$40.00	\$24.00	\$25.00	\$10.00	\$6.80	\$5.50

\* IND = Insufficient or No Data Reported.

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

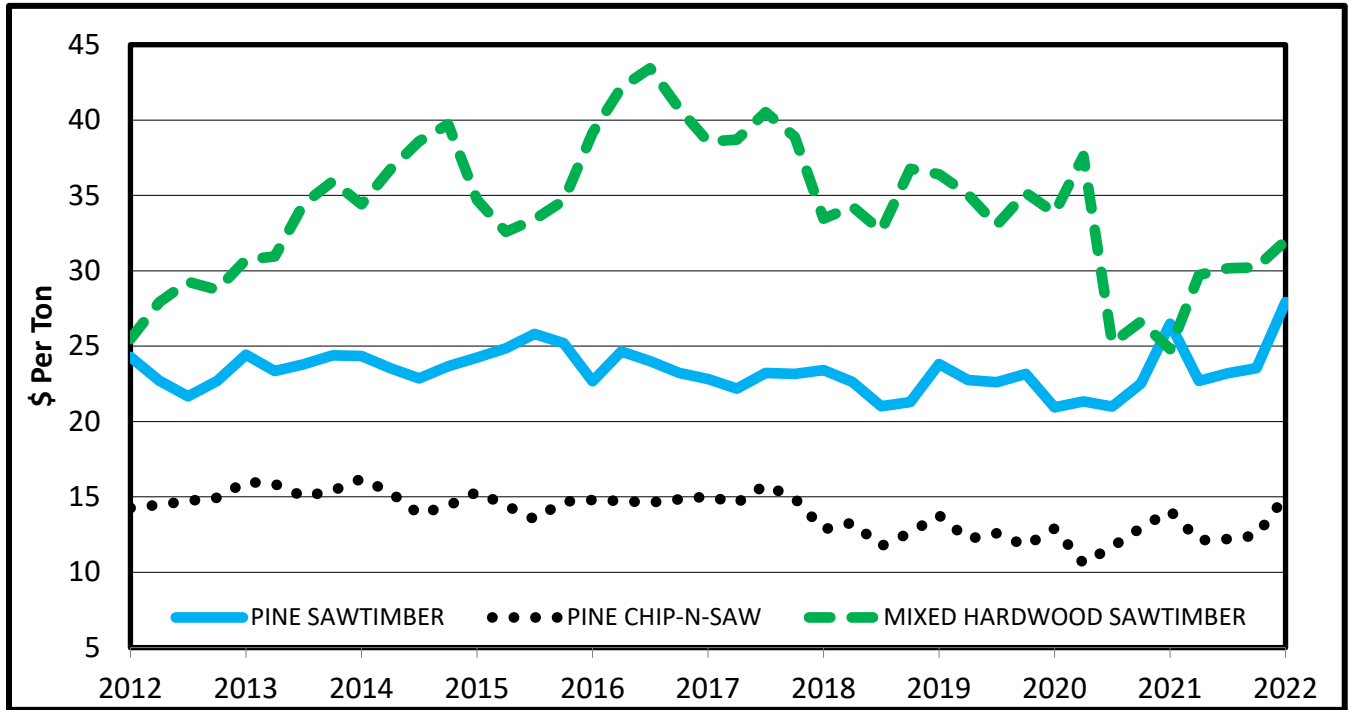
**Table 2: Mississippi 1<sup>st</sup> quarter 2022 hardwood stumpage prices (\$/ton)\*\*.**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$32.00	\$15.00	\$2.00	IND
	Avg.	\$41.50	\$28.31	\$6.99	IND
	High	\$46.00	\$45.00	\$18.00	IND
NE	Low	\$40.00	\$30.00	\$3.00	IND
	Avg.	\$50.33	\$38.09	\$17.14	IND
	High	\$56.00	\$45.00	\$30.00	IND
SW	Low	\$28.85	\$23.00	\$3.00	IND
	Avg.	\$44.24	\$31.14	\$7.03	IND
	High	\$55.00	\$40.00	\$14.00	IND
SE	Low	IND	IND	IND	IND
	Avg.	IND	IND	IND	IND
	High	IND	IND	IND	IND
Statewide	Low	\$28.85	\$15.00	\$2.00	\$15.00
	Avg.	\$44.73	\$32.00	\$10.92	\$28.41
	High	\$56.00	\$45.00	\$30.00	\$45.00

\*IND = Insufficient or No Data Reported.

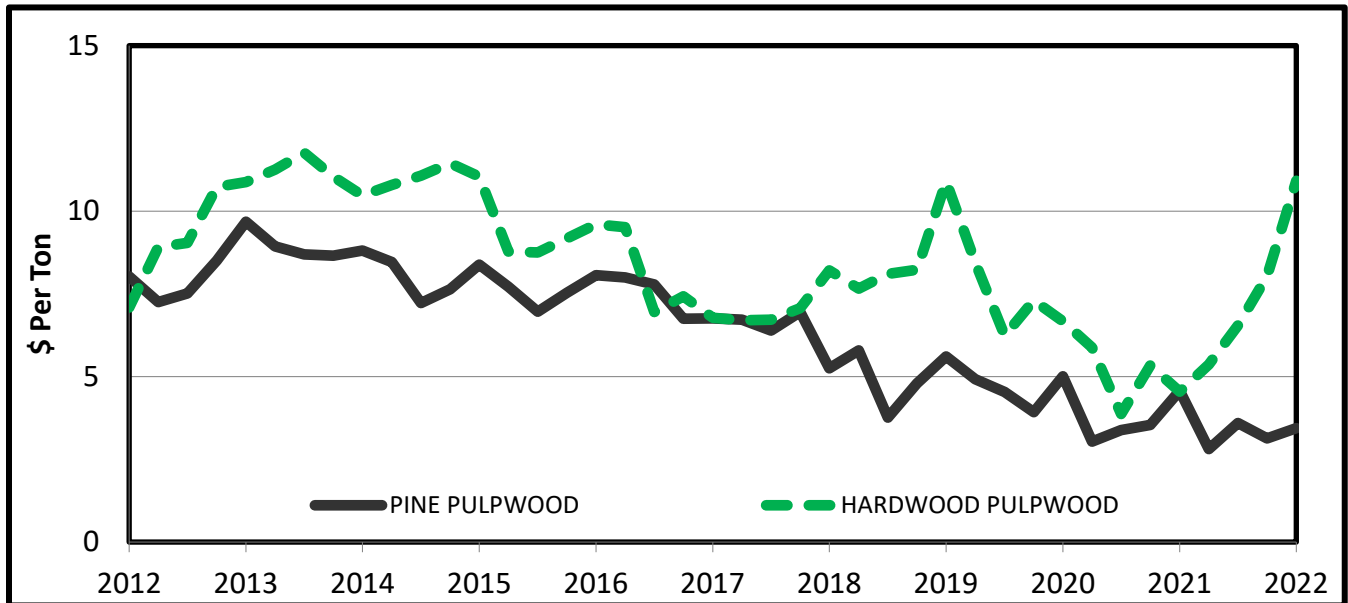
\*\* Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

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



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

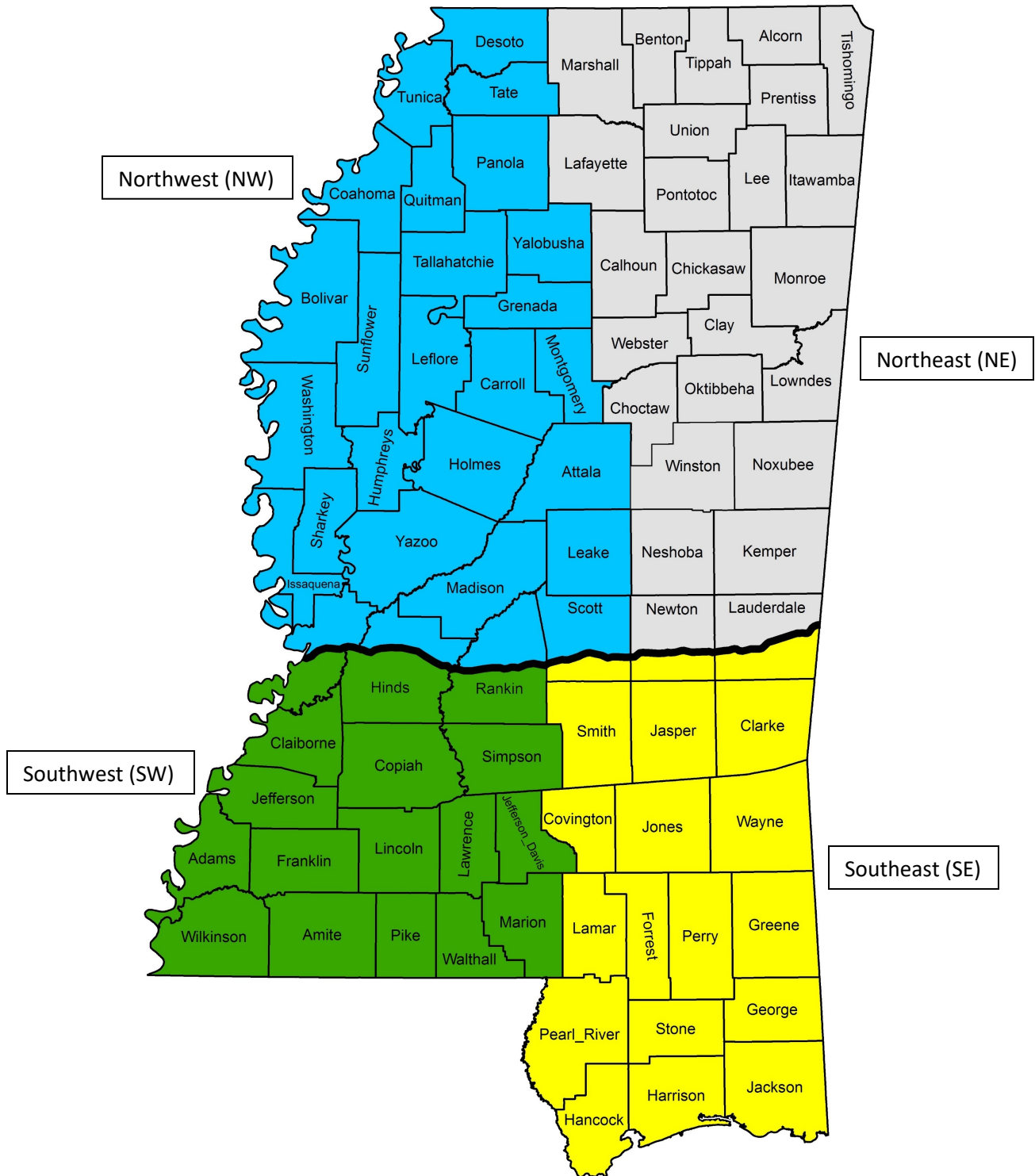
**Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 1<sup>st</sup> quarter 2012 through 1<sup>st</sup> quarter 2022.\***



\*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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