



Mississippi Timber Price Report

4th Quarter 2020

January 5, 2021



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 106 timber sales conducted and reported across Mississippi during 4th quarter 2020. 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

As we wrap up 2020 with the uncertainties and volatility caused by COVID-19, we look forward to improved timber markets. As predicted, supply and demand relationships improved during the 4th quarter resulting in some price stability and increases. Prices typically improve during the 4th quarter as wetter weather conditions return. The 4th 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 3rd quarter, statewide average prices increased (0.7% to 37.8%) during the 4th quarter for all product classes. However, prices decreased for some product classes in some regions. Timber sales seem to have increased over the 4th quarter compared to the remainder of the year. Despite record lumber prices during 2020, our abundant oversupply of standing timber continues to be the main contributor to our stumpage prices.

The housing market continued its upward trend since reductions in March and April. Additionally, the unemployment rate, although still high, has continually decreased since April. As the housing market and unemployment rates continue to improve, timber markets may begin to recover. However, exports of logs and lumber were still down compared to the previous year. Keep in mind, we still face an enormous overabundant supply of standing timber in Mississippi which will restrain stumpage price moving forward.

Prices during the 1st quarter are expected to increase slightly, primarily due to our typical winter weather conditions. Most economic forecasters still expect the recovery to be slower, lasting throughout 2021. In addition to mill announcements last quarter, Hankins Timber announced a new sawmill near Elliott and Idaho Forest Products announced a new pine sawmill in Lumberton with startup planned by 2022. Additionally, mills just outside Mississippi have announced mill expansions which should benefit Mississippi landowners as well. The increased competition from these new mills are much needed!

Table 1: Mississippi 4th quarter 2020 pine stumpage prices (\$/ton).**

Region		Pine Poles	Pine Sawtimber	Pine Plylogs	Pine Chip-n-Saw	Pine T-wood	Pine Pulpwood
NW	Low	\$36.00	\$11.00	\$15.00	\$6.00	IND	\$1.00
	Average	\$54.00	\$23.21	\$17.88	\$12.22	IND	\$2.59
	High	\$70.00	\$38.00	\$22.00	\$20.56	IND	\$3.51
NE	Low	IND	\$10.07	IND	\$7.00	\$2.00	\$0.35
	Average	IND	\$20.77	IND	\$12.80	\$6.71	\$3.09
	High	IND	\$31.00	IND	\$20.44	\$9.00	\$5.00
SW	Low	\$35.00	\$14.00	\$17.00	\$8.00	\$1.00	\$1.00
	Average	\$38.14	\$23.96	\$19.64	\$13.39	\$2.38	\$4.41
	High	\$40.00	\$35.27	\$23.00	\$19.00	\$3.50	\$7.50
SE	Low	\$35.00	\$9.00	\$15.00	\$10.00	\$2.00	\$1.40
	Average	\$40.00	\$21.33	\$21.40	\$13.28	\$4.50	\$4.08
	High	\$45.00	\$28.00	\$27.00	\$16.84	\$8.00	\$6.00
Statewide	Low	\$35.00	\$9.00	\$15.00	\$6.00	\$1.00	\$0.35
	Average	\$43.07	\$22.52	\$19.28	\$12.95	\$4.05	\$3.54
	High	\$70.00	\$38.00	\$27.00	\$20.56	\$9.00	\$7.50

* IND = Insufficient or No Data Reported.

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

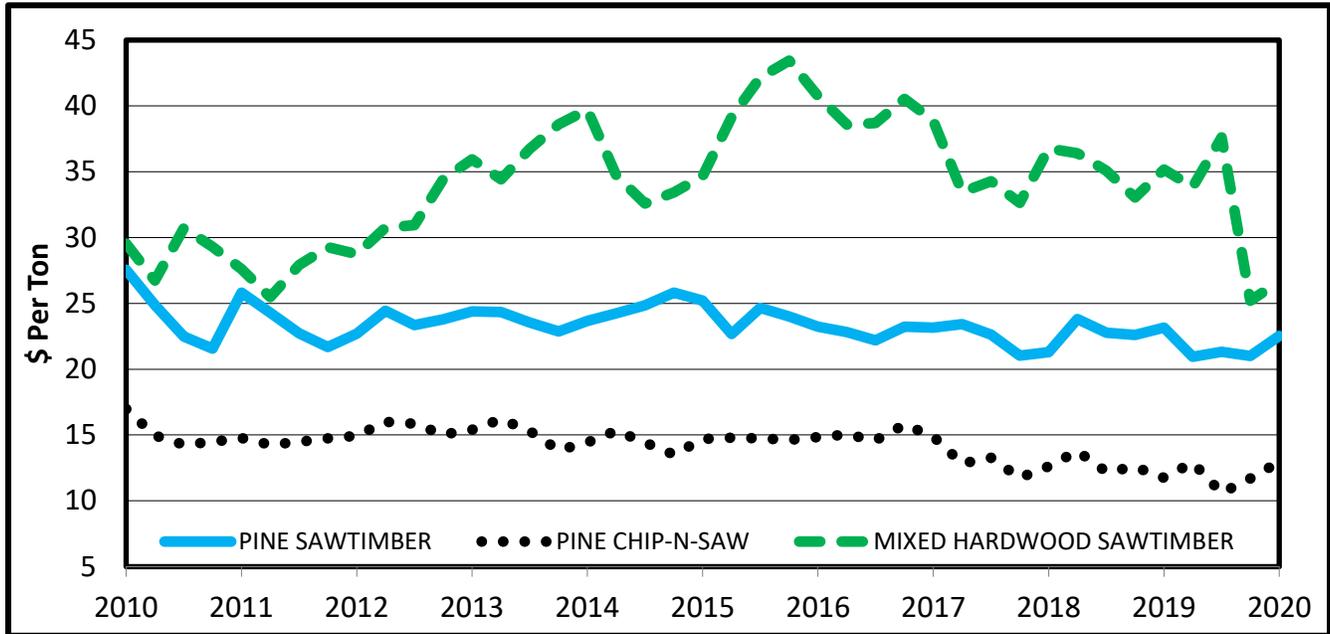
Table 2: Mississippi 4th quarter 2020 hardwood stumpage prices (\$/ton).**

Region		Oak Sawtimber	Mixed Hardwood Sawtimber	Hardwood Pulpwood	Crossties
NW	Low	\$30.00	\$10.00	\$2.00	IND
	Average	\$37.88	\$28.21	\$7.72	IND
	High	\$50.00	\$40.00	\$14.00	IND
NE	Low	\$15.00	\$7.21	\$0.35	IND
	Average	\$34.50	\$26.97	\$5.23	IND
	High	\$56.00	\$45.43	\$12.50	IND
SW	Low	\$22.00	\$12.00	\$1.00	IND
	Average	\$34.80	\$26.86	\$3.23	IND
	High	\$48.00	\$50.00	\$6.04	IND
SE	Low	\$26.67	\$10.66	\$1.00	IND
	Average	\$33.56	\$21.53	\$5.50	IND
	High	\$40.00	\$30.00	\$10.00	IND
Statewide	Low	\$15.00	\$7.21	\$0.35	\$20.00
	Average	\$35.59	\$26.65	\$5.34	\$25.00
	High	\$56.00	\$50.00	\$14.00	\$30.00

*IND = Insufficient or No Data Reported.

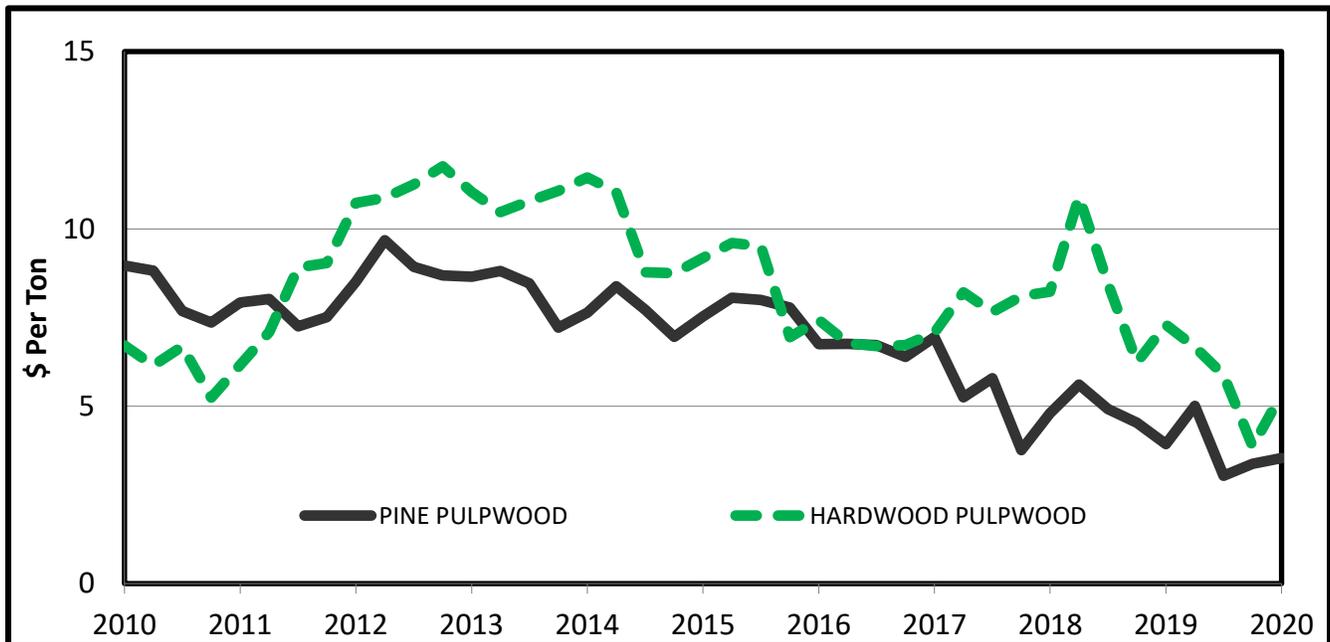
** Product classes are often subdivided into small, medium, and large categories. Prices vary according to size.

Figure 1: Average Mississippi pine sawtimber, pine chip-n-saw, and mixed hardwood sawtimber stumpage prices (\$/ton) for 4th quarter 2010 through 4th quarter 2020.*



*Prices from 2010-2017 are from Timber Mart-South. 2018-current prices are from Mississippi State University Extension.

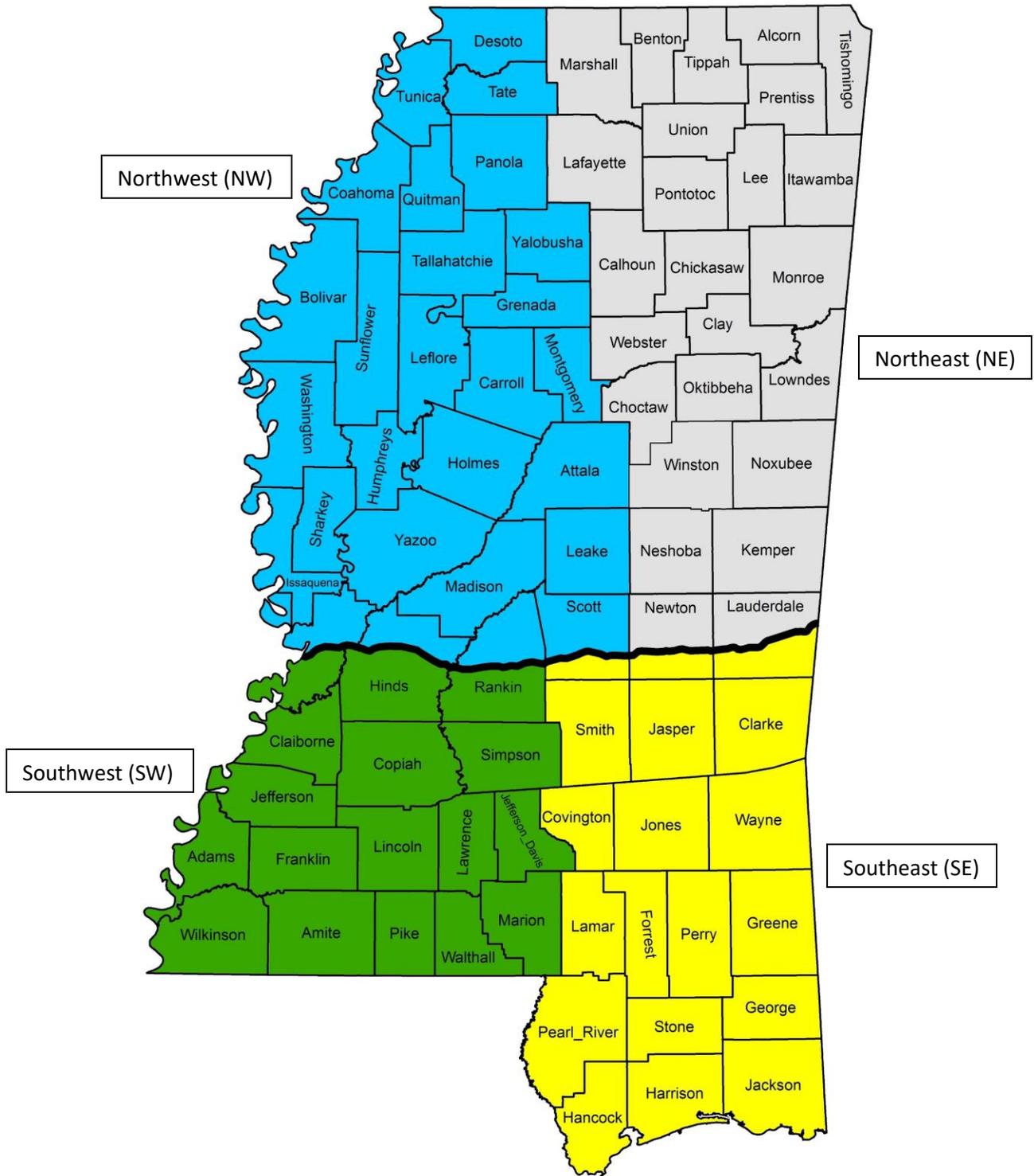
Figure 2: Average Mississippi pine and hardwood pulpwood stumpage prices (\$/ton) for 4th quarter 2010 through 4th quarter 2020.*



*Prices from 2010-2017 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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