

# TEXAS TIMBER PRICE TRENDS

## Market Overview\*

With a broad-based increase in home prices over a year, the U.S. housing sector has started to show signs of improvements after experiencing a long period of decline. Building permits, housing starts and housing completions continued to surge higher this period. Despite the nationwide expansion in wood product manufacturing sector and rise in delivered prices of major timber products, stumpage prices remained flat. Logging conditions remained favorable during this period. As a result, mill inventories were up-to their capacity.

The average statewide pine sawlog price was slightly lower than the last period, averaging \$24.71 per ton. This was 5% higher than the price a year ago.

The average statewide pine pulpwood price dropped 20% to \$5.77 per ton, but was slightly higher than last year.

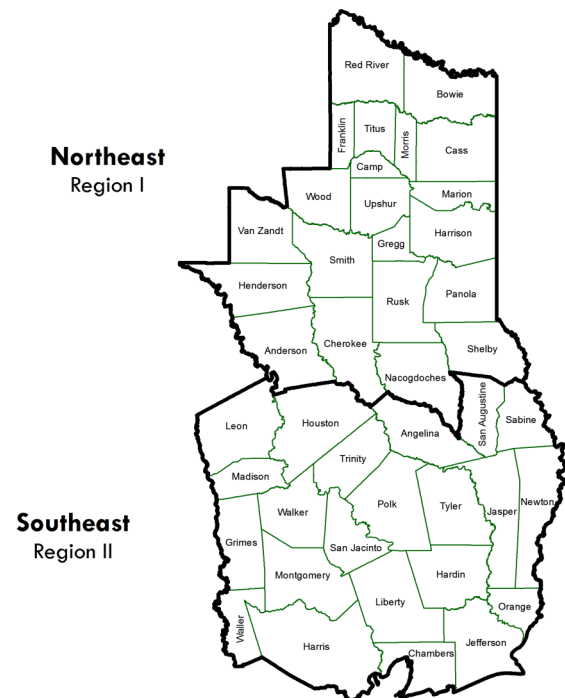
Small diameter pine sawlog (CNS) price averaged \$9.16 per ton statewide. This was 17% lower than last period but 6% higher than same period last year.

Although the average hardwood sawlog price dropped to \$30.41 per ton, it is still 26% higher than the same period a year ago.

Hardwood pulpwood price increased \$2.03 to \$8.42 per ton. This was 32% higher than last period and 42% higher than last year.

\*The average prices reported here represent statewide transactions of 76,882 tons of pine sawlogs, 369,998 tons of pine pulpwood, 47,449 tons of pine CNS, 5,942 tons of mixed hardwood sawlogs, and 20,999 tons of hardwood pulpwood during January/February 2013.

## Texas Timber Price Trends Market Regions

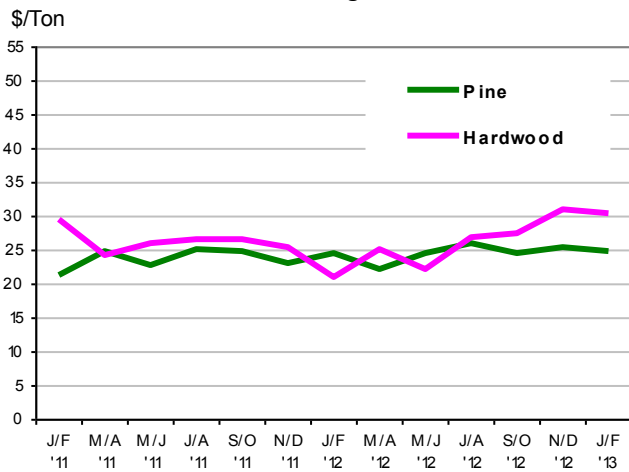


## Stumpage Prices in Texas

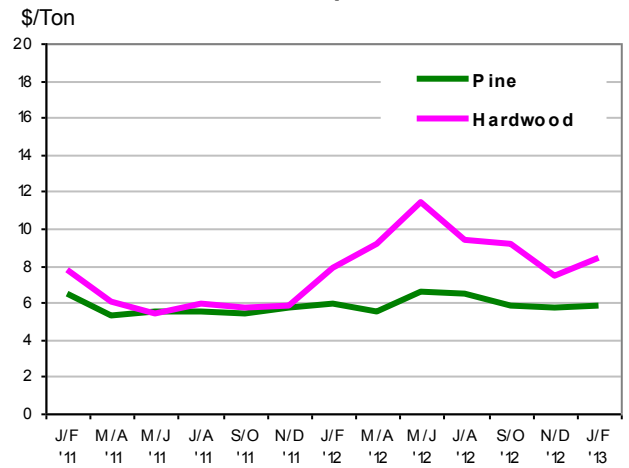
Product /Region	Average Price		Last Period			Year Ago			Report		
<b>PINE</b>											
<b>Sawlogs</b>	<b>\$/ton</b>	<b>\$/MBF</b>	<b>\$/ton</b>	<b>\$/MBF</b>	<b>Chg</b>		<b>\$/ton</b>	<b>\$/MBF</b>	<b>Chg</b>	<b>Number</b>	
Northeast TX	28.48	227.82	33.90	271.23	-16%	↓	24.56	177.87	16%	↑	13
Southeast TX	22.46	179.71	24.55	189.44	-9%	↓	21.80	153.25	3%	↑	11
Statewide	24.71	197.68	25.41	196.74	-3%	↓	23.50	168.24	5%	↑	24
USFS	**	**	**	**	**		**	**	**		**
<b>Pulpwood</b>	<b>\$/ton</b>	<b>\$/cord</b>	<b>\$/ton</b>	<b>\$/cord</b>	<b>Chg</b>		<b>\$/ton</b>	<b>\$/cord</b>	<b>Chg</b>	<b>Number</b>	
Northeast TX	6.14	16.57	6.89	18.59	-11%	↓	4.73	12.74	30%	↑	31
Southeast TX	5.59	15.09	7.33	19.80	-24%	↓	5.96	16.10	-6%	↓	25
Statewide	5.77	15.57	7.21	19.48	-20%	↓	5.58	15.06	3%	↑	56
USFS	**	**	**	**	**		**	**	**		**
<b>Chip-N-Saw</b>	<b>\$/ton</b>	<b>\$/cord</b>	<b>\$/ton</b>	<b>\$/cord</b>	<b>Chg</b>		<b>\$/ton</b>	<b>\$/cord</b>	<b>Chg</b>	<b>Number</b>	
Northeast TX	**	**	**	**	**		11.13	30.04	**		**
Southeast TX	9.10	24.56	11.03	29.79	-18%	↓	8.63	23.30	5%	↑	7
Statewide	9.16	24.73	11.03	29.79	-17%	↓	8.68	23.44	6%	↑	9
<b>HARDWOOD</b>											
<b>Mixed Sawlogs</b>	<b>\$/ton</b>	<b>\$/MBF</b>	<b>\$/ton</b>	<b>\$/MBF</b>	<b>Chg</b>		<b>\$/ton</b>	<b>\$/MBF</b>	<b>Chg</b>	<b>Number</b>	
Northeast TX	25.67	231.06	26.29	236.57	-2%	↓	21.66	194.91	19%	↑	6
Southeast TX	40.75	366.77	34.18	307.58	19%	↑	30.53	274.79	33%	↑	5
Statewide	30.41	273.66	30.81	277.30	-1%	↓	24.06	216.52	26%	↑	11
USFS	**	**	**	**	**		**	**	**		**
<b>Pulpwood</b>	<b>\$/ton</b>	<b>\$/cord</b>	<b>\$/ton</b>	<b>\$/cord</b>	<b>Chg</b>		<b>\$/ton</b>	<b>\$/cord</b>	<b>Chg</b>	<b>Number</b>	
Northeast TX	10.52	29.45	5.63	15.77	87%	↑	8.70	24.79	21%	↑	6
Southeast TX	6.37	17.83	6.47	18.11	-2%	↓	5.14	14.39	24%	↑	7
Statewide	8.42	23.58	6.39	17.89	32%	↑	5.95	16.73	42%	↑	13
USFS	**	**	**	**	**		**	**	**		**

1. Stumpage price statistics include gatewood sales. Stumpage prices for gatewood sales are estimated by subtracting cut-and-haul costs, other expenses, and profits provided by reporter.
2. Price is calculated from a specific conversion factor reported for each sale if available; otherwise, the average conversion factors listed on page 4 are used. MBF = Thousand Board Feet. The DOYLE LOG SCALE is used for board foot measurements.
3. Statewide data excludes U.S. Forest Service sales.
4. \*\* indicates insufficient sales to report price statistics (less than three sales).
5. Prices listed for previous periods may differ from previously published values because additional data have been received.
6. Price change in percentage is calculated based on price in ton.
7. Extreme outliers from reported data are detected and filtered out based on statistical methods.
8. Price changes are calculated based on price in ton.

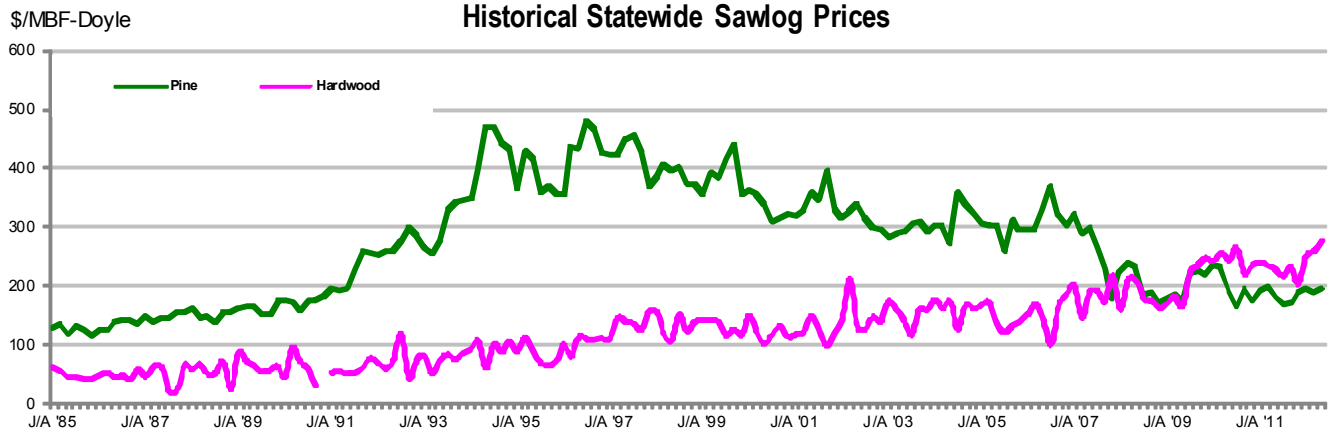
Sawlogs



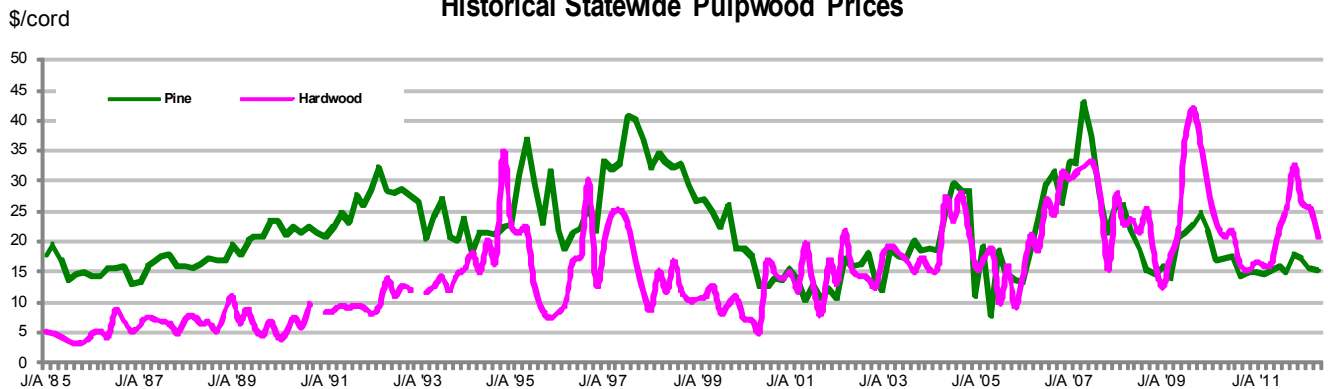
Pulpwood



Historical Statewide Sawlog Prices



Historical Statewide Pulpwood Prices



Note: A gap in the chart means less than 3 sales were reported and no price statistics were compiled.  
 For chart data, please go to <http://txforestservicetamu.edu/main/article.aspx?id=145>.



*Texas Timber Price Trends* is a bi-monthly publication reporting average prices paid for standing timber in Texas.

***This report is intended only as a guide to general price levels.*** Individuals inter-

ested in buying and selling timber can use this report to monitor market trends and get a general idea of what timber is worth. However, it should not be used to judge the fair market value of a specific timber sale, which may vary considerably due to many factors.

#### **HOW ARE AVERAGE PRICES CALCULATED?**

Data published in this report are from actual timber sales as reported by as many as 60 cooperators active in the East Texas timber market. Reporters include forest product companies, logging contractors, consulting foresters, family forest landowners, financial institutions, and federal agencies.

The prices are volume weighted average prices. The price per ton for each product category is as reported or using a specific conversion factor provided by the reporters. When a specific conversion factor for each sale is not available, an average conversion factor listed here is used instead.

#### **VOLUME CONVERSION FACTORS**

##### **Sawlogs & Chip-N-Saw**

Pine— 8 tons=1 MBF-Doyle

Pine CNS— 2.7 tons= 1 Cord

Hardwood— 9 tons= 1 MBF-Doyle

##### **Pulpwood**

Pine— 2.7 tons=1 Cord

Hardwood— 2.8 tons= 1 Cord

**This publication is also available on the Texas A&M Forest Service website at:**

<http://txforestservice.tamu.edu/main/article.aspx?id=145>

#### **WANT TO BE A REPORTER?**

If you are active in the East Texas timber market, please consider becoming a cooperating price reporter. You will receive report forms bi-monthly with a self-return envelope. In addition, you will receive a hard copy of the report in exchange for your price information.