

TEXAS TIMBER PRICE TRENDS

Market Overview*

U.S. housing starts continued to improve in September/October, at a seasonally adjusted annual rate of 894,000. This was 87 percent above the annual rate of 478,000 in April 2009. Lumber prices rose as the outlook for housing market improved. However, sawlog prices were not able to follow the rise and remained bouncing along the bottom. Favorable logging condition allowed an ample supply of timber products to local mills in Texas. Prices of most timber products in Texas held flat or slightly trended down during the period.

The average statewide pine sawlog price dropped 6 percent to \$24.42 per ton, roughly the same as last year. The average pine sawlog price was \$24.00 per ton in Northeast Texas and \$24.50 per ton in Southeast Texas.

Pine pulpwood prices averaged \$5.80 per ton, 9 percent lower than last period. This was roughly the same as last year.

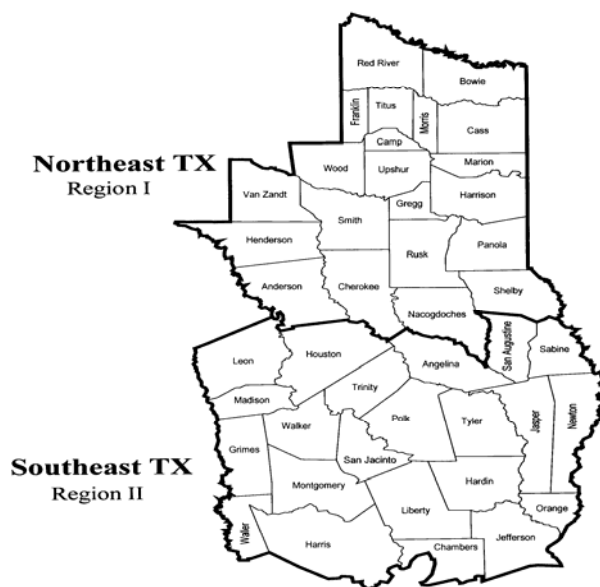
Small diameter pine sawlogs (CNS) prices averaged \$11.50 per ton statewide. This was 17 percent higher than last period and 43 percent (\$3.48/ton) higher than last year.

The average hardwood sawlog price was \$27.33 per ton, roughly the same as the prices of last period and a year ago.

The average hardwood pulpwood price dropped to \$9.14 per ton, 24 percent higher than the same period a year ago.

*The average prices reported here represent statewide transactions of 67,618 tons of pine sawlogs, 330,254 tons of pine pulpwood, 53,431 tons of pine CNS, 21,334 tons of mixed hardwood sawlogs, and 48,566 tons of hardwood pulpwood during September/October 2012.

**Texas Timber Price Trends
Market Regions**

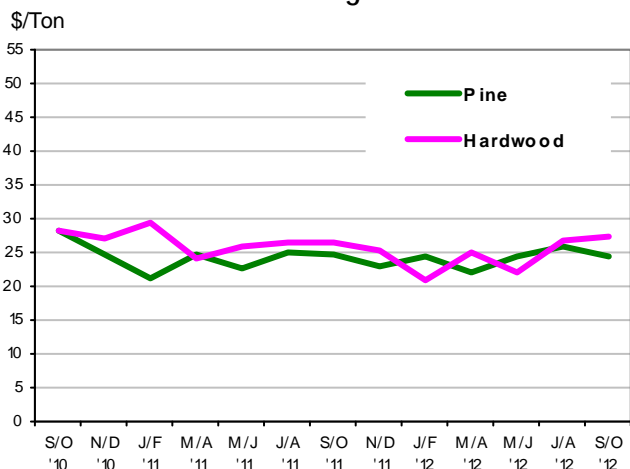


Stumpage Prices in Texas

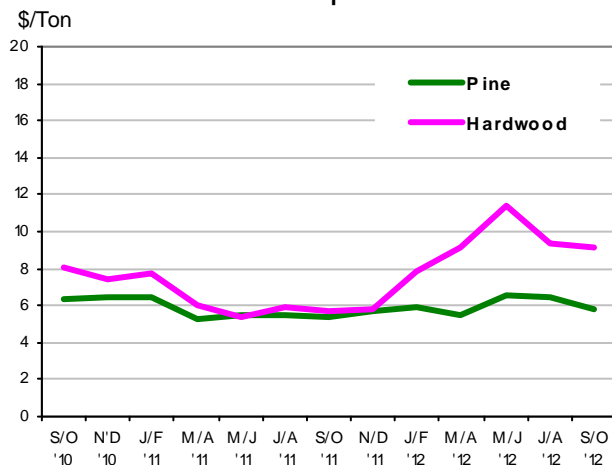
Product /Region	Average Price		Last Period			Year Ago			Report	
PINE										
Sawlogs	\$/ton	\$/MBF	\$/ton	\$/MBF	Chg	\$/ton	\$/MBF	Chg	Number	
Northeast TX	24.00	201.23	28.94	216.82	-17% ↓	25.11	206.15	-4% ↓	4	
Southeast TX	24.50	186.14	23.70	181.15	3% ↑	24.64	197.15	-1% ↓	15	
Statewide	24.42	188.46	26.08	197.53	-6% ↓	24.81	200.37	-2% ↓	19	
USFS	**	**	14.27	114.14	**	**	**	**	**	
Pulpwood	\$/ton	\$/cord	\$/ton	\$/cord	Chg	\$/ton	\$/cord	Chg	Number	
Northeast TX	5.62	15.18	5.95	16.06	-6% ↓	4.61	12.38	22% ↑	20	
Southeast TX	5.85	15.78	6.77	18.27	-14% ↓	6.29	16.98	-7% ↓	32	
Statewide	5.80	15.67	6.38	17.22	-9% ↓	5.89	15.89	-2% ↓	52	
USFS	**	**	**	**	**	**	**	**	**	
Chip-N-Saw	\$/ton	\$/cord	\$/ton	\$/cord	Chg	\$/ton	\$/cord	Chg	Number	
Northeast TX	**	**	**	**	**	9.91	26.77	**	**	
Southeast TX	11.51	31.07	9.81	26.48	17% ↑	7.99	21.58	44% ↑	7	
Statewide	11.50	31.06	9.84	26.56	17% ↑	8.02	21.66	43% ↑	8	
HARDWOOD										
Mixed Sawlogs	\$/ton	\$/MBF	\$/ton	\$/MBF	Chg	\$/ton	\$/MBF	Chg	Number	
Northeast TX	**	**	22.85	223.43	**	22.49	203.50	**	**	
Southeast TX	32.88	295.94	30.22	272.01	9% ↑	32.17	274.23	2% ↑	13	
Statewide	27.33	260.02	26.75	250.12	2% ↑	26.61	234.64	3% ↑	15	
USFS	**	**	**	**	**	**	**	**	**	
Pulpwood	\$/ton	\$/cord	\$/ton	\$/cord	Chg	\$/ton	\$/cord	Chg	Number	
Northeast TX	**	**	9.75	27.57	**	6.60	19.23	**	**	
Southeast TX	8.64	24.20	9.15	25.63	-6% ↓	7.48	20.95	16% ↑	20	
Statewide	9.14	25.59	9.39	26.39	-3% ↓	7.36	20.72	24% ↑	21	
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.

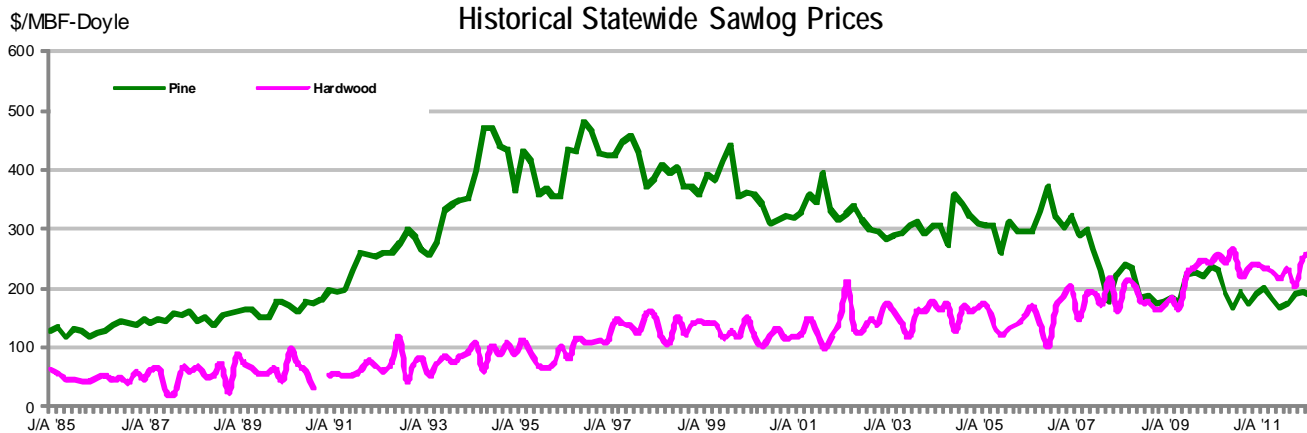
Sawlogs



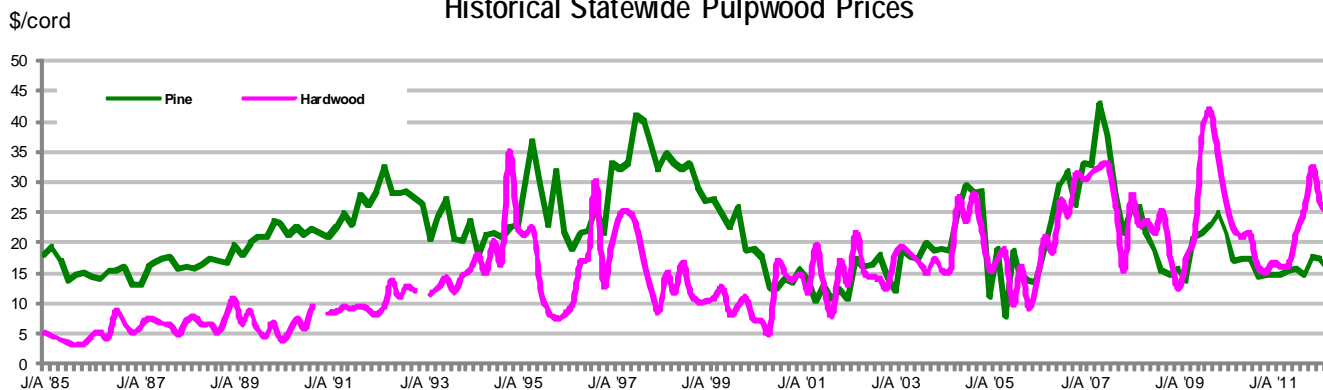
Pulpwood



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://txforestservice.tamu.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 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.