

# TEXAS TIMBER PRICE TRENDS

## Market Overview\*

U.S. housing starts fell in August after a strong upward movement in July. Still, August numbers were eight percent higher than a year earlier. Summer brought a surge in housing construction and builder confidence for single-family construction rose to its highest level in almost nine years. A reporter noted that demand remains high for hardwood and stronger than usual for pine. The weather has been favorable for timber harvesting in Texas.

Statewide pine sawlog prices averaged \$28.67 per ton, up 11% from last period and up 22% from the price a year ago. Average pine sawlog price was \$26.73 per ton in Northeast Texas and \$29.73 per ton in Southeast Texas.

The statewide average pine pulpwood price was \$8.71 per ton. This was up 2% from last period and up 38% from the price a year ago. In Northeast Texas, the average pine pulpwood price was \$7.95 per ton. It was \$9.01 per ton in Southeast Texas.

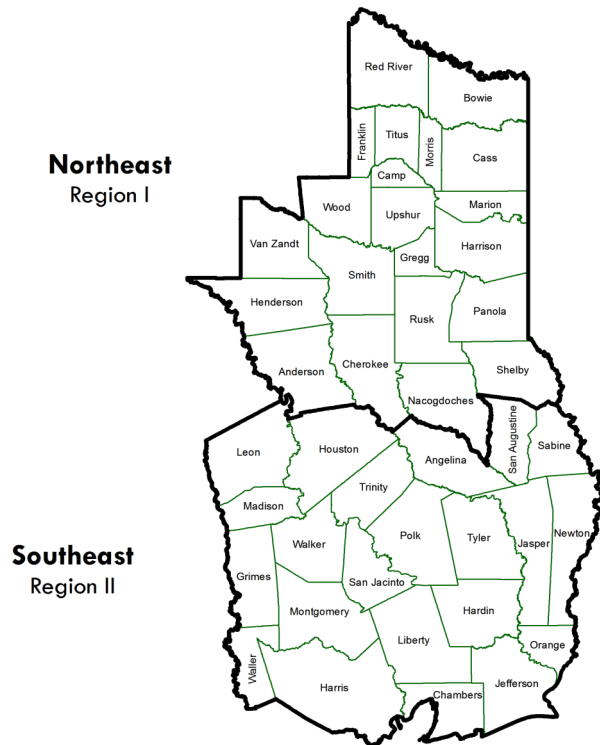
Small diameter pine sawlogs (CNS) averaged \$10.88 per ton statewide, down 11% from last period. It was down 10% from the price a year ago.

The statewide average hardwood sawlog price was \$30.51 per ton, 16% lower than last period and 2% higher than the price reported a year ago.

The average hardwood pulpwood price was \$14.22 per ton, 19% higher than last period. In Northeast Texas, the average price was \$15.61 per ton. It was \$12.47 per ton in Southeast Texas.

\*The average prices reported here represent statewide volumes of 93,969 tons of pine sawlogs, 456,136 tons of pine pulpwood, 63,600 tons of pine CNS, 6,813 tons of mixed hardwood sawlogs, and 30,057 tons of hardwood pulpwood during July/August 2014.

## Texas Timber Price Trends Market Regions

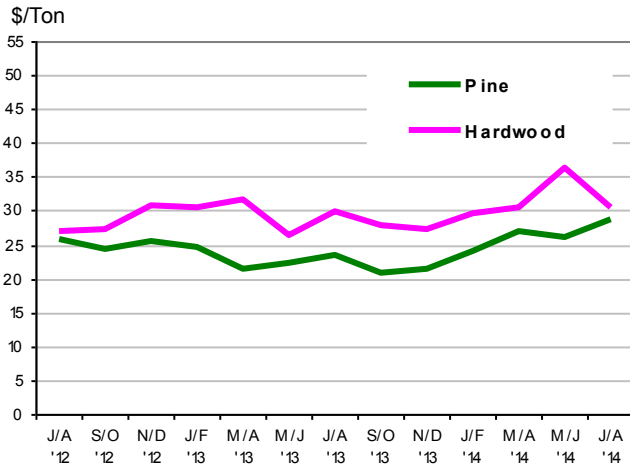


## Stumpage Prices in Texas

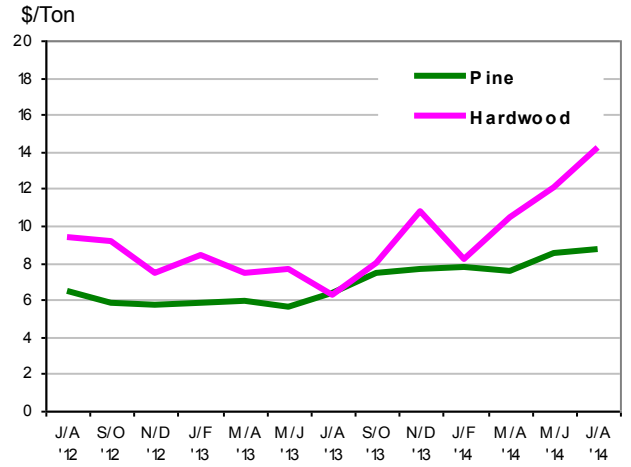
Product /Region	Average Price		Last Period			Year Ago			Report
<b>PINE</b>									
<b>Sawlogs</b>	<b>\$/Ton</b>	<b>\$/MBF</b>	<b>\$/Ton</b>	<b>\$/MBF</b>	<b>Chg</b>	<b>\$/Ton</b>	<b>\$/MBF</b>	<b>Chg</b>	<b>Number</b>
Northeast TX	\$26.73	\$212.61	\$24.56	\$205.06	9% ↑	\$22.86	\$182.89	17% ↑	28
Southeast TX	\$29.73	\$228.49	\$26.22	\$204.76	13% ↑	\$23.66	\$189.26	26% ↑	47
Statewide	\$28.67	\$223.01	\$25.91	\$204.81	11% ↑	\$23.53	\$188.22	22% ↑	75
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	\$7.95	\$21.34	\$7.00	\$18.89	14% ↑	\$6.05	\$16.34	31% ↑	34
Southeast TX	\$9.01	\$24.32	\$8.95	\$24.15	1% ↑	\$6.36	\$17.17	42% ↑	43
Statewide	\$8.71	\$23.49	\$8.52	\$22.99	2% ↑	\$6.29	\$16.97	38% ↑	77
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	**	**	**	**	**	**	**	**	**
Southeast TX	\$10.87	\$29.34	\$12.23	\$33.03	-11% ↓	\$12.11	\$32.68	-10% ↓	18
Statewide	\$10.88	\$29.38	\$12.23	\$33.03	-11% ↓	\$12.09	\$32.65	-10% ↓	20
<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	\$28.16	\$275.70	\$30.50	\$274.50	-8% ↓	\$26.64	\$239.72	6% ↑	15
Southeast TX	\$34.09	\$306.83	\$40.34	\$363.07	-15% ↓	**	**	**	14
Statewide	\$30.51	\$288.65	\$36.24	\$326.12	-16% ↓	\$29.91	\$269.21	2% ↑	29
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	\$15.61	\$43.72	\$14.76	\$41.34	6% ↑	\$8.62	\$24.14	81% ↑	16
Southeast TX	\$12.47	\$34.91	\$9.74	\$27.28	28% ↑	\$4.28	\$11.99	191% ↑	22
Statewide	\$14.22	\$39.82	\$11.99	\$33.56	19% ↑	\$4.63	\$12.95	207% ↑	38
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.

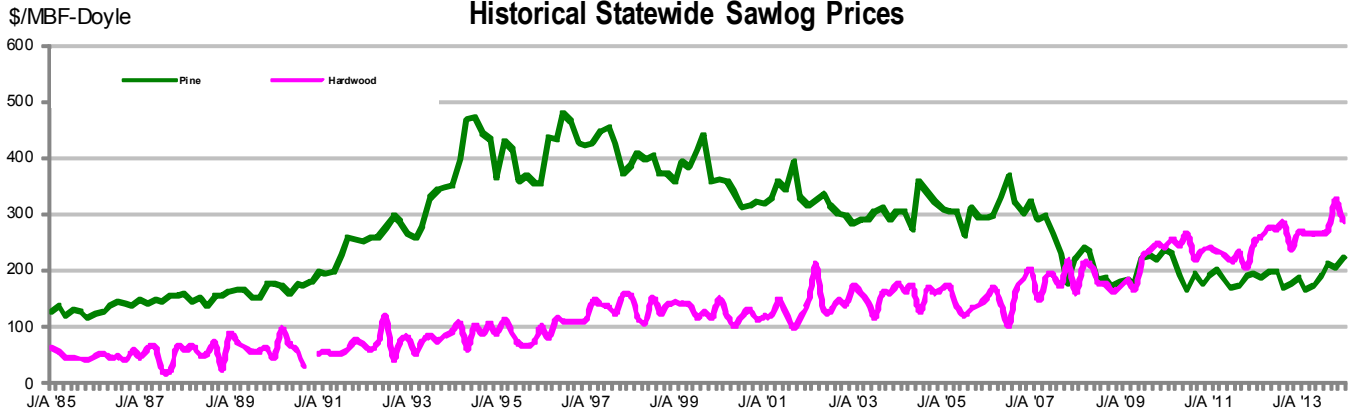
Sawlogs



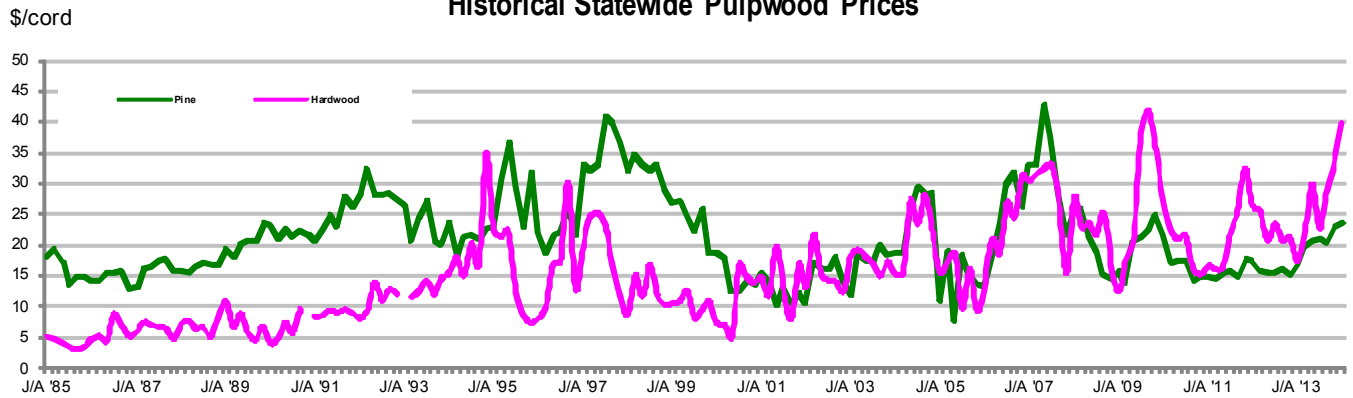
Pulpwood



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://tfsweb.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 A&M Forest Service website at:**

<http://tfsweb.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.