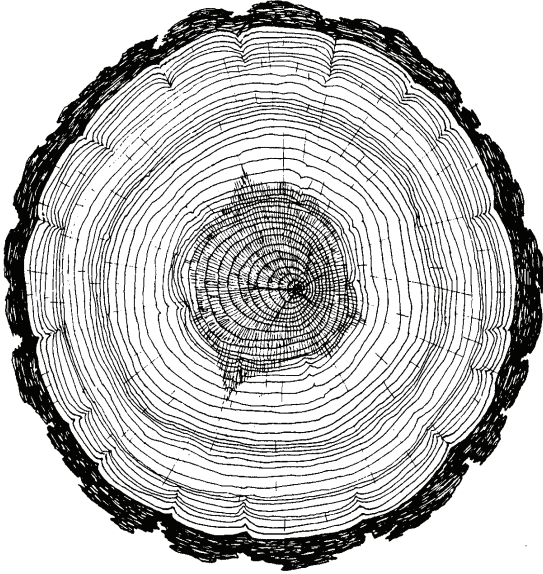


# TEXAS TIMBER PRICE TRENDS



**BIMONTHLY MARKET REPORT**

**VOL. 24 NO. 2**

**March/April 2006**

**T E X A S**  
**FOREST**  **SERVICE**

The Texas A&M University System

# TEXAS TIMBER PRICE TRENDS

## WHAT IS THE PURPOSE OF THIS REPORT?

*Texas Timber Price Trends* is a bi-monthly publication reporting average prices paid for standing timber, commonly called the “stumpage price,” for the two months listed in the report. Its purpose is to provide timely information concerning timber market conditions in order to improve decision making and foster fair transactions that benefit both buyer and seller and encourage conservation of the timber resource. Market information is particularly important to nonindustrial private landowners who are only infrequent participants in this complex market.

## WHERE DOES THE DATA COME FROM?

Average stumpage prices published in this report are calculated 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, non-industrial landowners, financial institutions, and federal agencies. Research has shown that a diversity of reporters tend to reduce bias and improve the reliability of the price estimates.

## HOW ARE AVERAGE PRICES CALCULATED?

The calculation of average prices weighs each sale by the volume sold. This is done to filter out the effect that the size of the sale has on the price paid, thus providing a more consistent and meaningful average. The result is that the average price reported is the average price paid per unit of volume, NOT per the average timber sale.

The price per ton for each product category is calculated from the price per ton as reported or using a specific conversion factor for each sale provided by the reporters. When a specific conversion factor for each sale is not available, an average conversion factor listed on page 8 is used instead. Readers should note that volume to weight conversions vary depending on the average diameter of the logs in the sale.

## HOW CAN I USE THIS REPORT?

*This report is intended to serve only as a guide to general price levels.* Individuals interested in selling timber can use this report to monitor market trends and get a general idea of what their timber is worth. However, it should not be used to judge the fair market value of a specific timber sale. The price paid for a specific stand of timber will vary considerably due to such factors as: size, species, and quality of timber; total volume and volume per acre; logging conditions; distance to the mill; end product of manufacture; and current demand and local competition for timber. Additionally, timber markets often change rapidly and therefore past prices are not necessarily a reflection of current market prices. We strongly recommend the use of a competitive bidding process as the ultimate determinant of market price for any specific tract of timber.

## COMMENTS

The first spring following Hurricane Rita in September 2005 saw an increase in pine sawtimber stumpage price in East Texas. The average price returned to a level normally seen prior to the hurricane. Mixed hardwood sawtimber stumpage prices increased slightly from the low level in the January-February period.

The average stumpage price of pine sawtimber in East Texas increased by \$3.54/ton, or 9.59%, from 36.93/ton (\$260.75/MBF) in the first two months of 2006 to \$40.47/ton (\$313.04/MBF) in the March-April period. This was still \$4.57/ton lower than the average price a year ago, which was \$45.04/ton for the same period.

Pine sawtimber stumpage prices in southeast Texas rebounded significantly during this period, averaging \$39.31/ton (\$313.04/MBF). This was a \$5.6/ton or 16.61% increase from \$33.71/ton (\$231.55/MBF) for the previous two-month period. Last year, however, the average stumpage price of pine sawtimber for the same period was \$6.33/ton higher, at \$45.64/ton. The price of pine sawtimber in northeast Texas was \$3.63/ton higher than in southeast Texas during this period, averaging \$42.94/ton (\$349.67/MBF). This was a \$1.88/ton or 4.58% increase from the previous two-month period.

Pine pulpwood stumpage prices averaged \$5.49/ton (\$14.74/cord) in East Texas during the March-April period. This was a decrease of \$1.42/ton, from \$6.91/ton for the previous two-month period. In northeast Texas, pine pulpwood stumpage prices averaged \$4.77/ton while in southeast Texas pine pulpwood prices averaged only \$3.73/ton (\$10.07/cord).

The pine small sawtimber (chip-n-saw) market remained within the \$16-17/ton range during the last six months in East Texas. Average pine chip-n-saw stumpage price was \$16.75/ton (\$45.23/cord) in the March-April period. However, in northeast Texas, the average price of pine small sawtimber was \$20.12/ton, \$3.63/ton higher than in southeast Texas.

The hardwood market improved from the first two months of 2006. Average stumpage price for mixed hardwood sawtimber was \$14.26/ton. Hardwood pulpwood increased from \$3.49/ton to \$5.73/ton (\$16.15/cord).

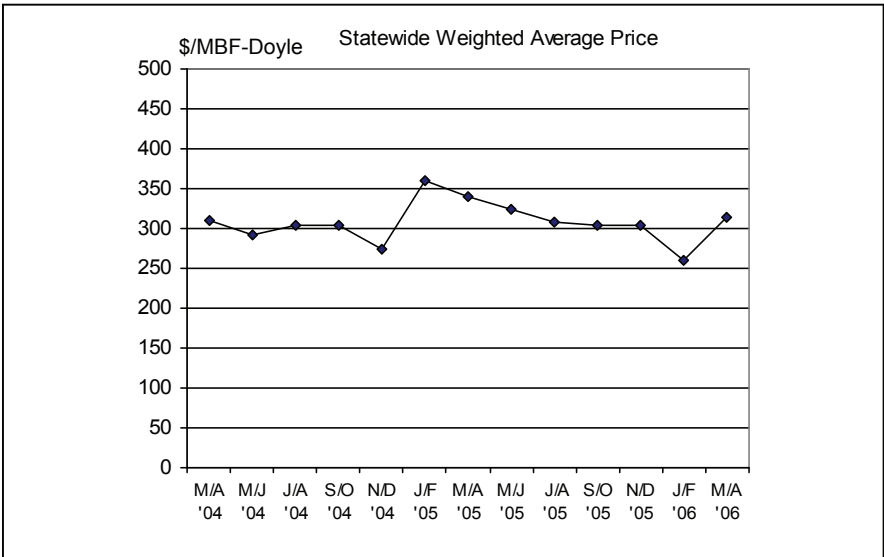
# TEXAS TIMBER PRICES FOR 2006 PROPERTY TAX APPRAISAL

	2001	2002	2003	2004	2005
Large Pine Sawtimber	\$ 38.33	\$ 39.23	\$ 36.21	\$ 34.77	\$ 38.93
Small Pine Sawtimber	\$ 15.39	\$ 17.92	\$ 16.81	\$ 18.04	\$ 17.94
Pine Pulpwood	\$ 6.15	\$ 4.65	\$ 5.89	\$ 6.99	\$ 6.47
Hardwood Sawtimber	\$ 13.28	\$ 16.10	\$ 16.49	\$ 19.77	\$ 18.46
Hardwood Pulpwood	\$ 9.70	\$ 4.83	\$ 5.30	\$ 5.87	\$ 7.08

Starting from January 1, 2004, the state legislation (Senate Bill 1646 of 2003) requires stumpage prices to be in tons in the tax appraisal formula. Also, statewide average stumpage prices (vs. northeast and southeast) will also be required for the tax appraisal. Another important new change from this law is that small pine sawtimber (chip-n-saw) is recognized as a timber product.

Data Source: Texas Forest Service, February 2006

## PINE SAWTIMBER



# PINE CHIP-N-SAW



# PINE PULPWOOD



The prices in this table do not represent market price for a specific tract of timber.

Market price for any specific tract of timber may vary considerably due to variation in tract size, timber quality, species, total volume and volume per acre, logging conditions, distance to the mill, utilization, current demand and local competition for timber, and rapidly changing timber market.

For timber prices used for timberland property taxation, please see page 3.

## STUMPAGE PRICE TRENDS IN TEXAS

March/April 2006

6-Jun-06  
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Product/Region	Average Price		Average Price Last Period		Average Price Same Period A Year Ago		# of Sales Reported	Total Volume	
	\$/Ton	\$/MBF	\$/Ton	\$/MBF	\$/Ton	\$/MBF		Ton	MBF
<b>PINE</b>									
<b>Sawlogs</b>									
Northeast TX	42.94	349.67	41.06	300.69	43.82	336.65	69	50,780.32	6,236.20
Southeast TX	39.31	297.17	33.71	231.55	45.64	343.06	65	108,859.95	14,401.64
Statewide*	40.47	313.04	36.93	260.75	45.04	340.97	134	159,640.27	20,637.84
USFS	13.91	91.35	**	**	**	**	26	245,587.56	37,404.43
<b>Pulpwood</b>									
Northeast TX	6.87	18.35	8.66	23.10	12.82	34.25	59	123,653.80	46,303.33
Southeast TX	3.73	10.07	4.77	12.86	8.50	23.31	24	96,594.78	35,775.84
Statewide*	5.49	14.74	6.91	18.52	10.44	28.29	83	220,248.58	82,079.17
USFS	5.30	13.91	**	**	**	**	4	379.17	144.44
<b>Chip-N-Saw</b>									
Northeast TX	20.12	54.27	**	**	22.17	59.09	11	7,356.76	2,727.57
Southeast TX	16.49	44.53	16.82	43.78	17.51	45.54	38	94,556.23	35,020.83
Statewide*	16.75	45.23	16.82	43.79	18.42	48.14	49	101,912.99	37,748.40
<b>HARDWOOD</b>									
<b>Mixed Sawlogs</b>									
Northeast TX	14.26	133.74	14.15	121.70	18.35	169.69	7	7,776.12	829.01
Southeast TX	**	**	13.51	115.38	**	**	**	**	**
Statewide*	14.26	133.74	14.09	121.17	18.35	169.69	7	7,776.12	829.01
USFS	10.89	98.00	**	**	**	**	10	110.13	12.24
<b>Pulpwood</b>									
Northeast TX	5.73	16.15	3.55	10.09	9.22	26.35	10	22,914.00	8,128.40
Southeast TX	**	**	2.14	5.35	**	**	**	**	**
Statewide*	5.73	16.15	3.49	9.88	10.01	28.21	10	22,914.00	8,128.40
USFS	2.09	5.84	**	**	**	**	4	70.00	25.00

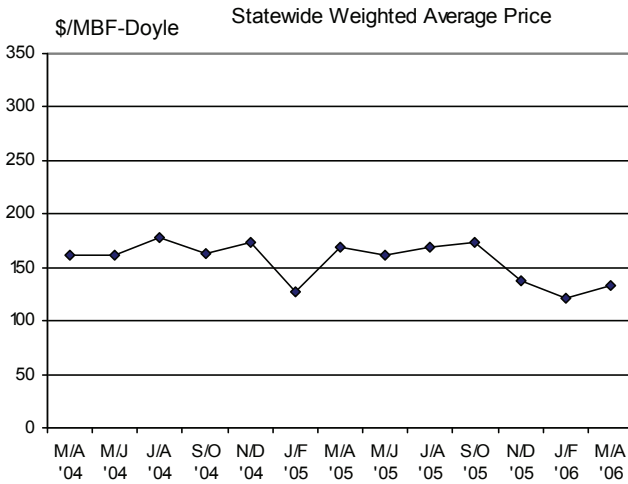
1. Stumpage price statistics included gateway sales. Stumpage prices from the gateway sales were estimated by subtracting cut and haul costs, other expenses and profits if any provided by the reporters.

2. Price is calculated from a specific conversion factor reported for each sale if available; otherwise, the average conversion factors listed on page 8 are used. MBF = Thousand Board Feet. The DOYLE LOG SCALE is used for board foot measurements.

\* Statewide data excludes U.S. Forest Service sales. U.S. Forest Service sales in this table were mainly salvage sales from Hurricane Rita.

\*\* Insufficient sales to report price statistics (less than three reported sales).

# HARDWOOD SAWTIMBER



# HARDWOOD PULPWOOD



# TEXAS ANNUAL STATEWIDE AVERAGE STUMPAGE PRICES

Year	Pine			Hardwood	
	Sawlog	Chip-N-Saw	Pulpwood	Sawlog	Pulpwood
	\$/MBF-Doyle	\$/Cord	\$/Cord	\$/MBF-Doyle	\$/Cord
1984	170.53	30.85	23.48	54.61	4.03
1985	129.87	28.35	18.46	54.79	5.13
1986	127.45	23.68	14.53	46.16	4.18
1987	142.59	22.53	15.28	55.46	6.78
1988	152.31	24.88	16.33	64.93	6.59
1989	156.32	26.25	18.45	69.48	9.27
1990	163.34	30.12	22.17	62.20	6.03
1991	189.33	29.71	22.59	53.83	9.09
1992	252.26	39.39	27.98	67.04	10.10
1993	283.80	39.46	26.89	80.67	12.76
1994	358.03	47.81	22.75	93.77	15.57
1995	438.36	62.96	27.26	105.17	28.65
1996	395.46	59.18	25.25	88.28	10.78
1997	441.75	73.39	28.61	132.20	25.20
1998	414.51	76.40	37.01	138.75	14.41
1999	382.86	68.44	28.95	139.44	12.24
2000	376.57	57.69	19.20	120.88	7.97
2001	325.14	42.06	12.94	120.32	15.11
2002	334.86	41.92	12.33	156.97	15.67
2003	289.30	41.90	14.90	157.81	15.85
2004	392.30	59.55	23.23	189.73	16.90
2005	312.57	46.44	19.25	175.24	20.75
2006.1	260.75	43.79	18.52	121.17	9.88
2006.2	313.04	45.23	14.74	133.74	16.15



# Texas Timber Price Trends

## Market Regions



**Northeast TX**  
Region I



**Southeast TX**  
Region II

## VOLUME CONVERSION FACTORS

A specific conversion factor for each sale reported by the reporters is used for price calculations when available; otherwise, the following average conversion factors are used:

<b>Sawlogs</b>	MBF-International-1/4" X 0.74 = MBF-Doyle
	MBF-Scribner X 0.78 = MBF-Doyle
	MBF-USFS Scribner X 0.814 = MBF-Doyle
	Pine - 7.76 Tons = 1 MBF-Doyle
	Hardwood - 9.00 Tons = 1 MBF-Doyle
	Pine Chip-N-Saw: 1 Cord = 2.68 tons
<b>Pulpwood</b>	Pine - 2.70 Tons = 1 Cord
	Hardwood - 2.8 Tons = 1 Cord
	Pine - 81 Cubic Feet = 1 Cord
	Hardwood - 80 Cubic Feet = 1 Cord

Note; Average conversion factors for 2005 was not finalized as of the date of this publication pending more data submission. The numbers will be revised accordingly once it is finalized.

## SUBSCRIPTION INFORMATION

*Texas Timber Price Trends* is a publication of the Texas Forest Service and is available at \$2 per copy from your local TFS office, or through an annual mail subscription of \$10 per year. To subscribe, please send your request and check or money order (payable to "Texas Forest Service") to:

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This publication is also available *free of charge* on the Texas Forest Service website: <http://tfswb.tamu.edu/sustainable/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'll receive report forms bi-monthly with a self-return envelope. In addition, you'll receive a complimentary subscription to the report in exchange for your price information. To sign up, contact the Texas Forest Service at the above address.

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