

TEXAS TIMBER PRICE TRENDS

Market Overview*

The U.S. Census Bureau reported that housing starts in August were at a seasonally adjusted annual rate of 1.28 million units, which was 9.0% above the July figure of 1.17 million units and reflects the continued improvement of the U.S. housing market. The 2018 framing lumber market has established itself as one of the most volatile in history, dropping from an all-time high of \$582 per MBF in the second quarter to a low of \$436 per MBF in the third quarter.

Statewide pine sawtimber prices averaged \$27.09 per ton, down 6% from last period, but up 7% from a year ago. Average pine sawtimber price was \$26.39 per ton in Northeast Texas and \$27.80 per ton in Southeast Texas.

The statewide average pine pulpwood price was \$6.74 per ton. This was up 9% from last period and down 15% from the price a year ago. In Northeast Texas, the average pine pulpwood price was \$6.98 per ton. It was \$6.51 per ton in Southeast Texas.

Chip-N-Saw averaged \$12.25 per ton statewide, up 3% from last period. It was up 36% from the price a year ago.

The statewide average mixed hardwood sawtimber price was \$25.42 per ton, down 12% from last period and down 13% from the price a year ago.

The statewide average hardwood pulpwood

price was \$9.96 per ton, down 9% from last period. It was up 13% from the price a year ago.

*The average prices reported here represent statewide volumes reported for 151,317 tons of pine sawtimber, 277,203 tons of pine pulpwood, 36,168 tons of pine Chip-N-Saw, 24,172 tons of mixed hardwood sawtimber, and 20,534 tons of hardwood pulpwood during July/August 2018.

Texas Timber Price Trends Market Regions

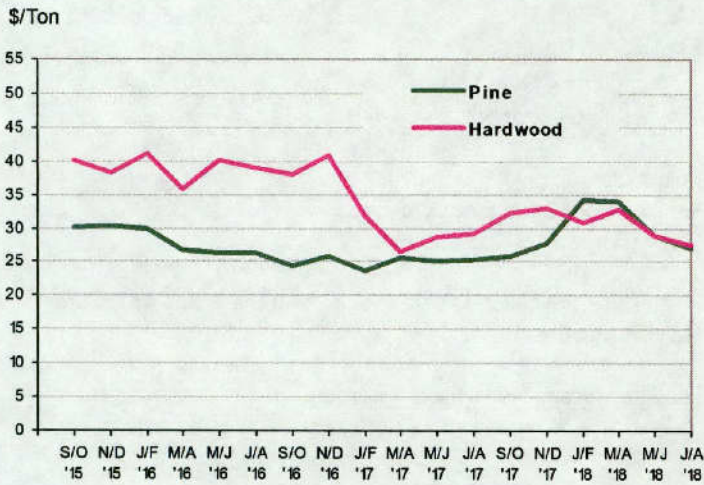


Stumpage Prices in Texas

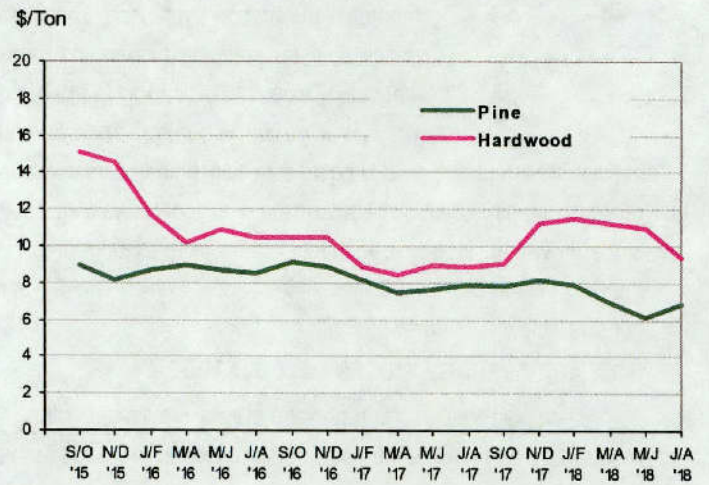
Product /Region	Average Price		Last Period			Year Ago			Report	
PINE										
Sawtimber	\$/Ton	\$/MBF	\$/Ton	\$/MBF	Chg	\$/Ton	\$/MBF	Chg	Number	
Northeast TX	\$26.39	\$211.14	\$30.56	\$244.46	-14% ↓	\$25.76	\$206.08	2% ↑	68	
Southeast TX	\$27.80	\$222.37	\$27.10	\$216.81	3% ↑	\$24.85	\$183.10	12% ↑	29	
Statewide	\$27.09	\$216.72	\$28.83	230.64	-6% ↓	\$25.29	\$193.75	7% ↑	97	
Pulpwood	\$/Ton	\$/Cord	\$/Ton	\$/Cord	Chg	\$/Ton	\$/Cord	Chg	Number	
Northeast TX	\$6.98	\$18.84	\$6.79	\$18.34	3% ↑	\$7.56	\$20.37	-8% ↓	67	
Southeast TX	\$6.51	\$17.57	\$5.55	\$14.97	17% ↑	\$8.21	\$22.17	-21% ↓	46	
Statewide	\$6.74	\$18.19	\$6.17	\$16.66	9% ↑	\$7.89	\$21.28	-15% ↓	113	
Chip-N-Saw	\$/Ton	\$/Cord	\$/Ton	\$/Cord	Chg	\$/Ton	\$/Cord	Chg	Number	
Northeast TX	\$12.33	\$33.29	\$12.39	\$33.46	0% ↓	**	**	**	19	
Southeast TX	\$12.17	\$32.87	\$11.36	\$30.67	7% ↑	\$8.99	\$24.26	35% ↑	9	
Statewide	\$12.25	\$33.08	\$11.88	\$32.08	3% ↑	\$9.00	\$24.30	36% ↑	28	
HARDWOOD										
Mixed Sawtimber	\$/Ton	\$/MBF	\$/Ton	\$/MBF	Chg	\$/Ton	\$/MBF	Chg	Number	
Northeast TX	\$27.40	\$246.59	\$29.42	\$264.75	-7% ↓	\$32.29	\$310.98	-15% ↓	10	
Southeast TX	\$23.43	\$210.87	**	**	**	\$23.44	\$210.93	0% ↓	4	
Statewide	\$25.42	\$228.78	\$29.04	\$261.36	-12% ↓	\$29.07	\$273.03	-13% ↓	14	
Pulpwood	\$/Ton	\$/Cord	\$/Ton	\$/Cord	Chg	\$/Ton	\$/Cord	Chg	Number	
Northeast TX	\$9.25	\$25.90	\$10.37	\$29.04	-11% ↓	\$7.76	\$21.72	19% ↑	23	
Southeast TX	\$10.66	\$29.86	\$11.61	\$32.51	-8% ↓	\$9.87	\$27.65	8% ↑	11	
Statewide	\$9.96	\$27.89	\$10.99	\$30.77	-9% ↓	\$8.82	\$24.70	13% ↑	34	

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. ** indicates insufficient sales to report price statistics (less than three sales).
4. Prices listed for previous periods may differ from previously published values because additional data were received.
5. Price changes are calculated based on price per ton.
6. Extreme outliers from reported data are detected and removed using statistical methods.

Sawtimber

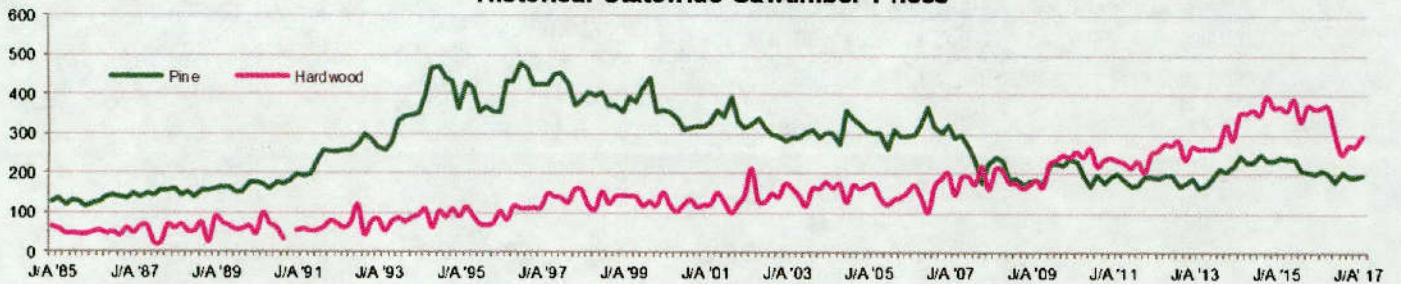


Pulpwood



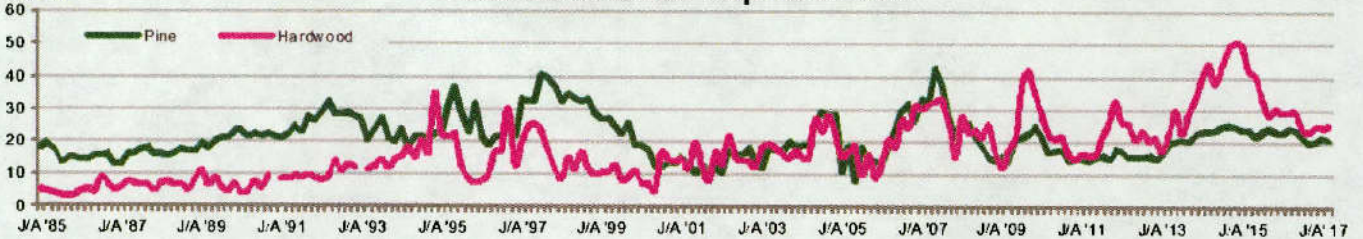
\$/MBF-Doyle

Historical Statewide Sawtimber Prices

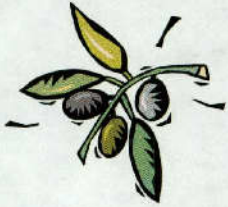


\$/cord

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/timberpricetrends/>



Texas Timber Price Trends is a bi-monthly publication reporting average prices paid for standing timber and gate-wood in Texas. ***This report is intended only as a guide to general price levels.***

Individuals interested 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, and financial institutions.

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

Sawtimber & Chip-N-Saw

Pine— 8 tons=1 MBF-Doyle

Pine Chip-N-Saw— 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/timberpricetrends/>

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.