

# TEXAS TIMBER PRICE TRENDS

## Market Overview\*

Above-normal rainfall in winter and early spring helped ease the drought in East Texas. Hardwood pulpwood stumpage prices increased modestly due to the wet weather. Pine sawlog prices remained flat to slightly higher during January/February 2012. Still, they were near historical lows. Pine pulpwood stumpage prices declined modestly. A steady flow of pine pulpwood in spite of the wet weather in the region was reported.

Statewide pine sawlog prices averaged \$24.27 per ton, up 5 percent from the last period. This was 14 percent above the price a year ago. In Northeast Texas, the average pine sawlog price was \$25.20 per ton. The average price was \$22.40 per ton in Southeast Texas.

The average pine pulpwood price dropped 85 cents to \$5.41 per ton. It was 14 percent lower than the same period last year.

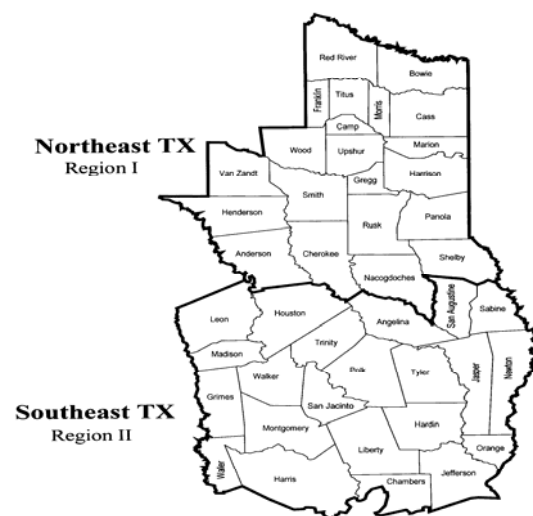
The average hardwood sawlog price was \$20.99 per ton. Note that most of the reported sales were in Northeast Texas.

The statewide average hardwood pulpwood priced increased \$1.88 per ton to \$9.59 per ton.

The U.S. lumber and structural panel markets are improving, thanks to increased construction of multifamily housing, residential home improvement and strong demand from overseas. About 607 thousand housing units were started nationally in 2011, up 3 percent from 2010. The housing market still has a long way to go to absorb excess inventory and return to the 2007 level of 1.4 million housing starts.

\*The average prices reported here represent statewide transactions of 82,744 tons of pine sawlogs, 124,519 tons of pine pulpwood, 4,167 tons of mixed hardwood sawlogs, and 12,079 tons of hardwood pulpwood during January/February 2012.

**Texas Timber Price Trends  
Market Regions**

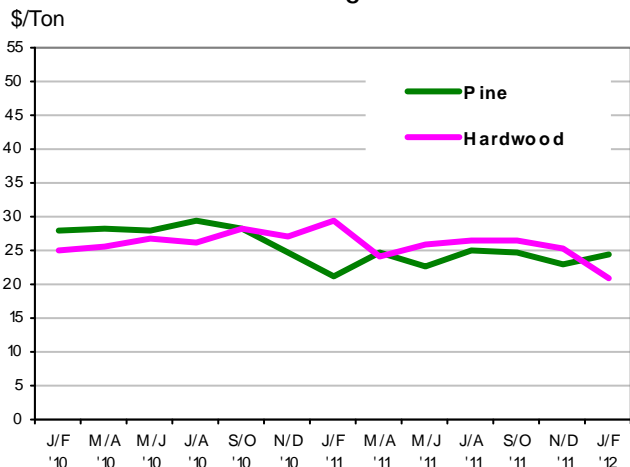


## Stumpage Prices in Texas

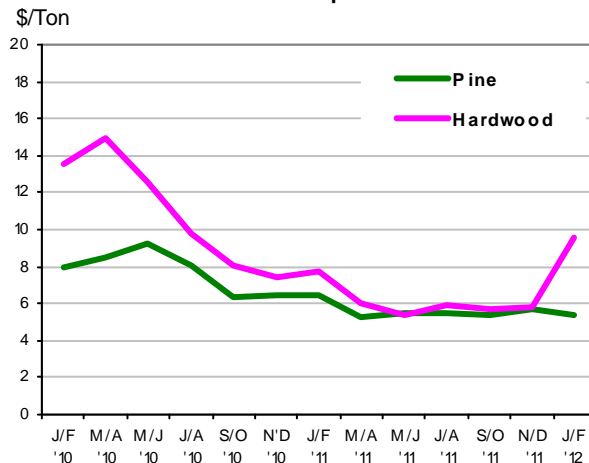
Product /Region	Average Price		Last Period			Year Ago			Report
<b>PINE</b>									
<b>Sawlogs</b>	<b>\$/ton</b>	<b>\$/MBF</b>	<b>\$/ton</b>	<b>\$/MBF</b>	<b>Chg</b>	<b>\$/ton</b>	<b>\$/MBF</b>	<b>Chg</b>	<b>Number</b>
Northeast TX	25.20	179.28	24.43	203.37	3% ↑	23.60	188.78	7% ↑	16
Southeast TX	22.40	148.85	22.47	173.95	0% ↓	20.78	161.71	8% ↑	6
Statewide	24.27	168.64	23.08	182.67	5% ↑	21.29	166.49	14% ↑	22
USFS	19.60	156.79	11.59	92.68	69% ↑	16.40	131.18	20% ↑	3
<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	5.44	14.54	4.47	12.00	22% ↑	6.31	17.03	-14% ↓	22
Southeast TX	5.36	14.46	6.77	18.28	-21% ↓	6.22	16.80	-14% ↓	15
Statewide	5.41	14.51	6.26	16.87	-14% ↓	6.26	16.89	-14% ↓	37
USFS	**	**	2.92	7.88	**	1.96	5.29	**	**
<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	**	**	**	**	**	12.04	32.50	**	**
Southeast TX	**	**	8.84	23.86	**	11.36	30.66	**	**
Statewide	**	**	8.85	23.90	**	11.70	31.58	**	**
<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	20.99	188.93	23.09	213.15	-9% ↓	26.65	239.82	-21% ↓	6
Southeast TX	**	**	26.96	242.65	**	34.54	310.89	**	**
Statewide	20.99	188.93	25.15	229.01	-17% ↓	29.51	265.60	-29% ↓	6
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	9.59	27.57	7.29	20.54	32% ↑	7.90	22.29	21% ↑	6
Southeast TX	**	**	7.74	21.68	**	4.56	12.78	**	**
Statewide	9.59	27.57	7.71	21.59	24% ↑	5.26	14.74	82% ↑	6
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.

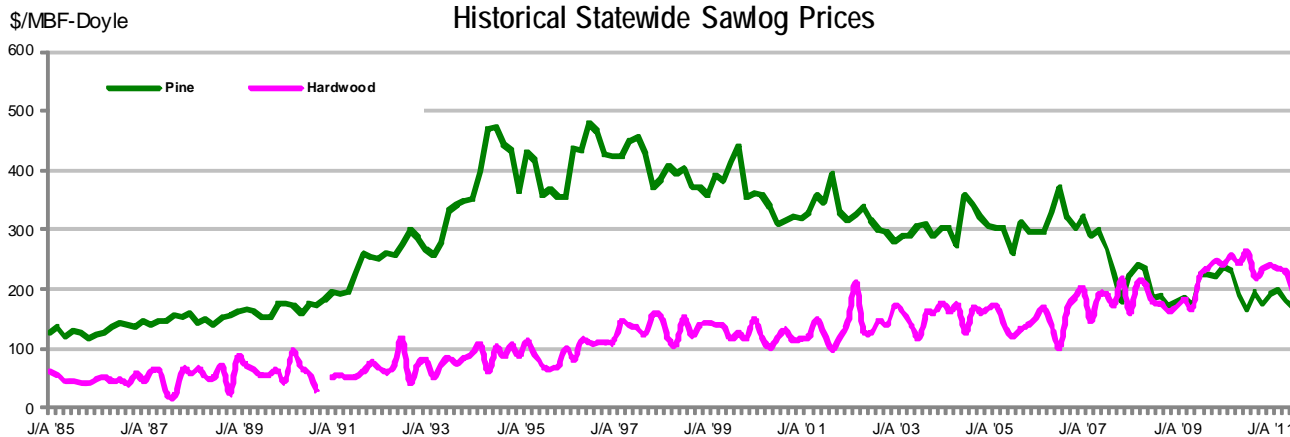
### Sawlogs



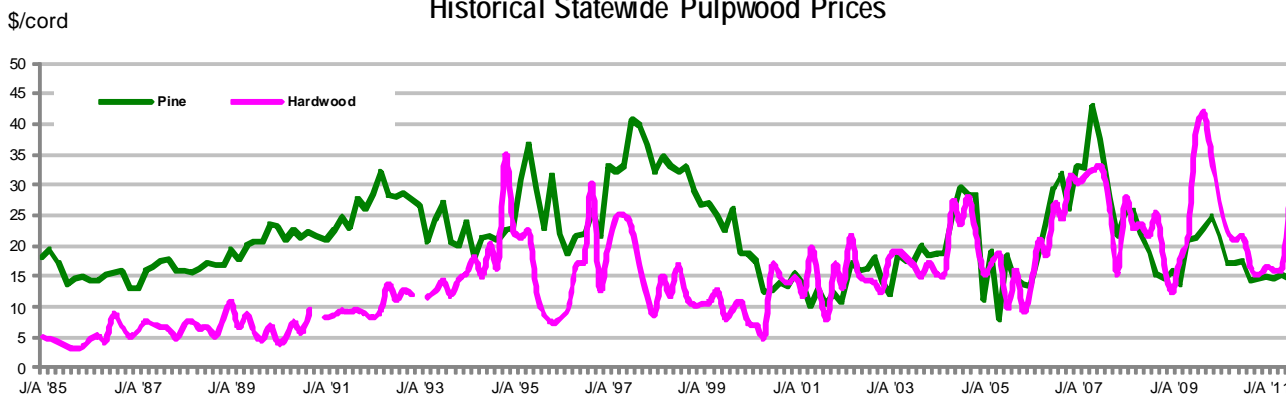
### Pulpwood



### 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.