Price Report
3nd Quarter 2026

October 2026

The Mississippi Timber Price Report provides a picture of timber market activity showing statewide stumpage prices for common forest products using TimberMart-South (TMS) data.

This report should only be used as a guide to help individuals monitor timber market trends. The average price should not be applied as fair market value for a specific timber sale because many variables influence actual prices each landowner will receive. This report and historical timber prices are available by contacting your local county Extension office or at https://extension.msstate.edu/natural-resources/forestry/forest-economics/timber-prices.



Price Trends

Statewide average stumpage prices for the third quarter of 2026 are summarized in Table 1 for pine and hardwood products. Overall, Mississippi stumpage prices declined across all major products in 2026 Q3.

Pine sawtimber decreased 1.5% quarter over quarter, from $22.03 to $21.69 per ton, while pine chip-n-saw declined 4.6%, from $12.52 to $11.95 per ton. Pine pulpwood recorded the sharpest decrease, falling 20.1% from $4.77 to $3.81 per ton. Hardwood markets also weakened: oak sawtimber declined 9.4%, from $57.35 to $51.95 per ton; mixed hardwood sawtimber decreased 3.8%, from $39.81 to $38.29; and hardwood pulpwood fell 11.2%, from $9.02 to $8.01 per ton. Warm, relatively dry weather supported tract accessibility, but high diesel prices and transportation constraints weighed on supply conditions.

It is important to note that prices often vary for some product classes across regions due to localized market conditions. Timber prices for a particular timber stand are influenced by timber species, quality and size of the trees, site accessibility, local timber inventory, mill types and capacities, logging capabilities, transportation capacity, and more.

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Table 1: State-wide average stumpage prices, $/ton. Data Source: TMS, 2026Q3

	State-Average Stumpage Prices, $/ton		
Product	**2026 Q3**	**2026 Q2**	**Q/Q change**
Pine Sawtimber	$21.69	$22.03	-$0.34
Pine Chip-n-Saw	$11.95	$12.52	-$0.57
Pine Pulpwood	$3.81	$4.77	-$0.96
Oak Sawtimber	$51.95	$57.35	-$5.40
Mixed Hardwood Sawtimber	$38.29	$39.81	-$1.52
Hardwood Pulpwood	$8.01	$9.02	-$1.01

Figure 1: Average Mississippi pine and hardwood stumpage prices, $/ton. Data Source: TMS, 2026Q3

