



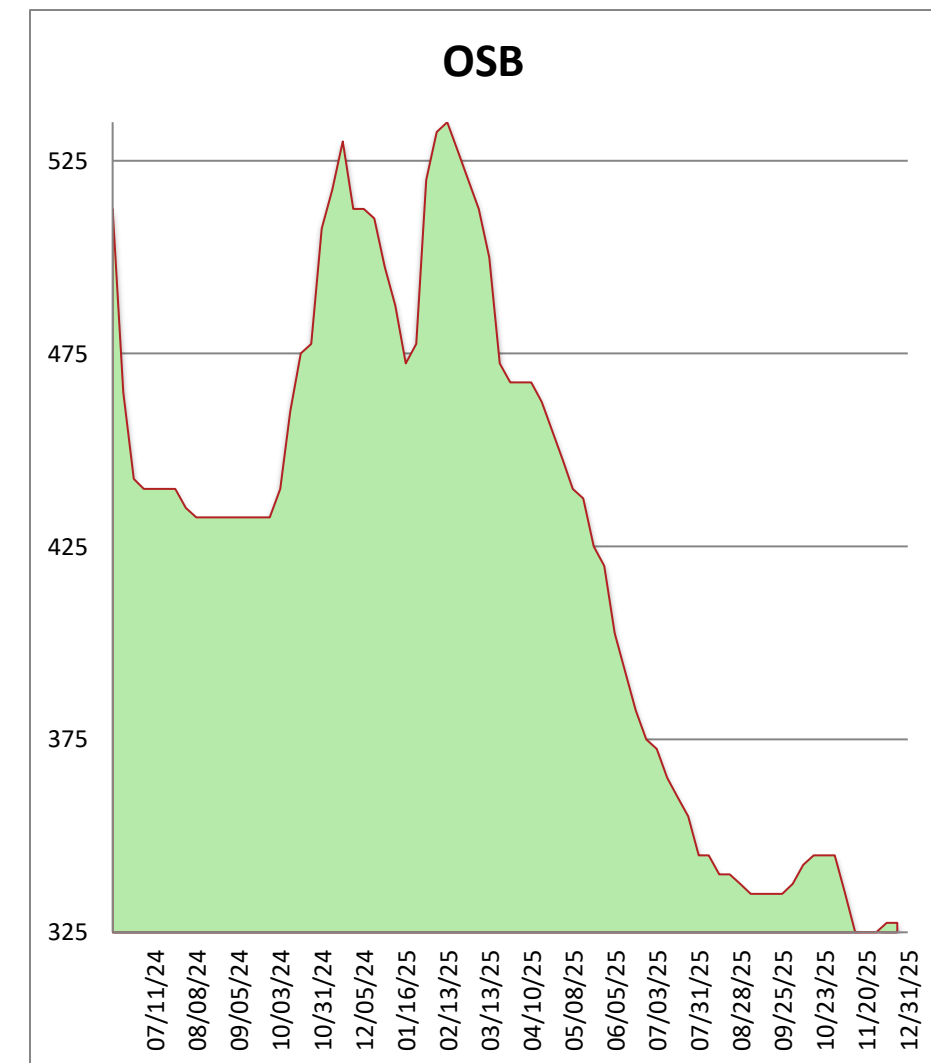
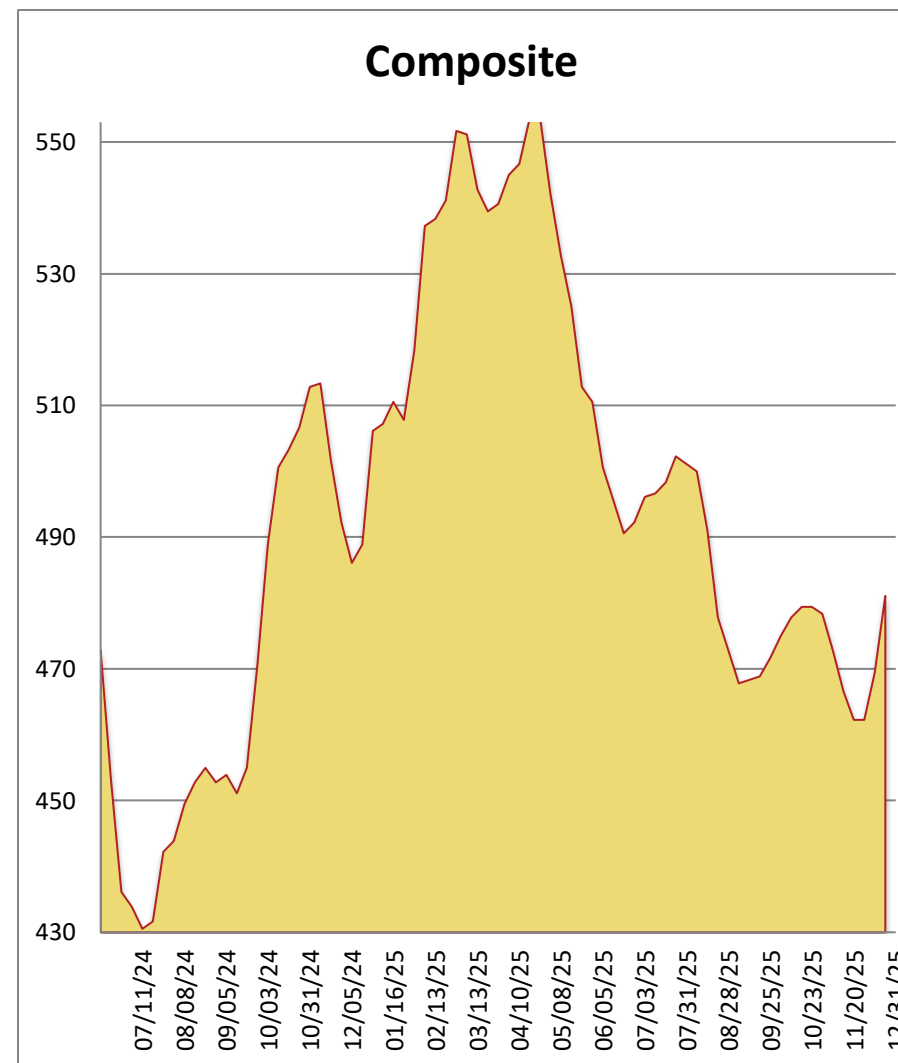
1-800-231-2310

# Southeast Framing Lumber Brief

12/31/25

All items are priced as a general market guide. Please call our sales office for specific quotes in your respective market.

	This Week	Weekly Change	Last Year
2X4 2/BTR SYP KD	500	30	460
2X6 2/BTR SYP KD	475	25	415
2X8 2/BTR SYP KD	430	15	395
2X10 2/BTR SYP KD	420	15	365
2X12 2/BTR SYP KD	505	5	520
2X4 104-5/8 2/BTR SPF	635	5	565
2X6 104-5/8 2/BTR SPF	710	10	685
4X8 7/16 OSB	245	0	420
4X8 23/32 OSB T&G	410	0	605
Composite Average	481	12	492



Lumber markets in general continue to tick upwards as we end what has been one tricky year in housing and in the forest products sectors. Mills have reduced output for year end and have been able to garner slightly higher prices on the limited activity happening over the short holiday weeks in December. Without a doubt, this has been a brutal year for mills. Panel markets continue to grind along but have not seen the price appreciation that lumber has in December. There is no magical switch that will flip on as we enter 2026 - the dynamics that have created headwinds remain in place, and a turnaround will take time. Keep a close eye on the 30-year mortgage rate and on real estate prices. These are the keys to changing the stagnant housing market in 2026. It's as confounding as figuring out what pass interference is in an NFL game. Happy New Year to all - Be safe and keep it between the lines - see you in '26!