



Another week in the books, which left prices flat to soft in many species. Seems everyone is still keeping light inventories and only stepping in to fill holes where needed. With last week's housing starts report and Freddie Mac announcing that 30 year fixed rate mortgages are averaging the highest level in 23 years, this seemed to be a blow to many traders. OSB is on the down slide and many are holding off as much as they can before jumping.

Lumber					
Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
Flat/+5	-10/Flat	Flat	-30/+5	-12/-5	-20/Flat

OSB						
OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7/16	-35	-40	-35	-65	-60	-60
23/32 TG	-45	-50	-45	-65	-60	-60

Roofing

With rough weather in the south this past month, the current issues with roofing will continue. There will be no changes in the availability of product as most are still on some sort of allocation. Lead times are projected to either stay at the current 4-8 weeks on truckloads, or move out even farther. Please plan ahead for you project needs.

Metal-roofing manufacturers are running on standard lead times, 1-2 weeks on standard steel and 4-8 weeks on commercial lead times. Stock is in good shape and no increases for the near future.

Siding & Decking

Prices are stable with no new increases announced at this time. Lead times are normal and stock is in good supply for the primed and LP Expert Finish products. Most vinyl product lead times are starting to extend out 6-8 weeks. Keep this in mind if you have any large projects coming.

Current Mead Legacy Home Pricing

Materials for our Mead Legacy Boulder Ridge 2,023 sq. ft. home dipped .5% points to \$175,864 for this month. Framing lumber was down 4.6% and roofing materials dropped about 2%. Drywall goods increased 2.2%. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

Insulation

Lead times on fiberglass blow-in insulation are moving farther out, but are still only a little longer than the normal 4-5 weeks, with order files staying very strong.

Lead times and availability on the fiberglass batt products are starting to grow as well, as lead time on batts are in the 3-4 week range and expected to extend further as we move closer to the busy winter months.

Insulation sheet panels are in good supply and lead times are 1-2 weeks.

Price increases for most major brands that were due to go into effect, have been moved to mid to late October, but expected to move forward. The price increases will be between 5-8%.

Gypsum

Gypsum supply is good and lead times are in the 1-2-week period. Special order items will be at extended lead times. Please plan ahead on any larger projects you may have on the horizon.

October 2023 FEATURED PRODUCTS

Please contact a Mead sales associate for additional information and availability of these new items.

LiteStake™ CONCRETE FORM STAKES

4380-18

- Lightweight** - 20% the weight of steel
- Easy to Cut** - Quickly cut to length with any jobsite saw.
- Heat Resistant** - Stays cool in hot weather
- Non-Corrosive** - Will not rust or decay.

INCREASE PRODUCTIVITY

Handle more stakes with less fatigue

ANTI-MUSHROOM CAP

3/4" Pipe End
+ 3/4" Threaded Coupling
Impact Protection

WEIGHT COMPARISON

35 LITESTAKES = **8** STEEL STAKES

SPECIFICATIONS

LENGTH	18"
DIAMETER	3/4"
STAKE WEIGHT	10 oz
BOX WEIGHT	22.5 lb

CUT EASILY

Cut easily using any jobsite saw

ROTARY HAMMER COMPATIBLE

Drive safely and efficiently with a rotary hammer



TimberTech®

While summer is over, it's never too late for homeowners to start building the deck of their dreams. The team at BPI is ready to help you with the materials and expertise you need!

TimberTech decking provides many benefits over other materials, including:

Saves money: Over the course of a decade, a traditional wood deck can be 3-4 times more expensive to maintain than a deck built with TimberTech.

Lasts longer: TimberTech's options may look like wood, but they have superior durability and won't splinter or lose their rich hue after prolonged exposure to the elements.

Eco-friendly: TimberTech's decking options are 80-100% recycled materials and that's important to clients who are committed to sustainability.