



Sales in many framing lumber markets geared down as traders feel we are in a digestive phase coupled with absenteeism due to the holiday week and spring break. For the second week, we are seeing prices across all species narrowly mixed. SPF prices were mainly flat with a mix of modest discount on premiums boards. Tight supplies in Green DF continued to support Kiln-dried DF as byers are seeking alternatives. OSB is in tight supply as most mills remain off market so plan ahead as open market trucks are at premium currently.

Lumber					
Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
0 /+10	0 /+15	0 /+10	-15 /0	0 /+10	0 /+7

OSB						
OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7 /16	+25	+30	+35	+30	+30	+30
23 /32 TG	+30	+50	+45	+30	+30	+30

Roofing

All major brands that announced a price increase have now put them in place, with the exception of Tamko, which will go into effect on April 8th, 2024. This coupled with the early storms already this year will create even tighter supply for the coming months. Expect to see this trend continue until well into the third quarter. Lead times range from 6 weeks to 12 weeks on certain products. Please consult your sales professional for lead times on your specific product needs.

Metal-roofing manufacturers are running on normal lead times, 1-2 weeks on standard steel and 4-8 weeks on commercial and special products, with stock in good shape.

Insulation

Fiberglass insulation products continue to be on allocation. Lead times are into mid to late May and material is in short supply. No relief is in sight for the foreseeable future. Contact your sales professional for further information and lead times on your product needs.

Insulation sheet panels are in good supply and lead times are in the 1-2 week range.

Insulation code changes to the building code may affect your region. Please check with your local building official on any code changes.

Siding

James Hardie lead times are stable at 2-3 weeks on standard product lines. For special order item availability and lead times please speak to your sales professional for more information.

LP lead times are out on panels and small or narrow trims. Siding and Expert Finish are at 3-4 week lead time on direct trucks. Please plan ahead on future projects.

On the vinyl products, lead times are on the normal side and there are no major price increases for the near future.

Decking

Lead times are 4 weeks on direct trucks and normal on distribution or at stocked locations. Please consult with your sales professional on stock discontinuances of current colors and new colors that have been announced.

Gypsum

With a current price increase in full effect and business ramping up, surprisingly the supply is in good shape. Lead times are in the 1-2 week range. Special order items will be at extended lead times. With the increase in the new home starts for February and anticipated for March it would be important to plan ahead on any larger projects you may have in the coming months.

Current Mead Legacy Home Pricing

The materials for our Mead Legacy Boulder Ridge Home (2023 sf) has increased in price by \$2,325.52. This month's material price is \$176,202 which equates to a 1.2% increase over last month \$173,876. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

April 2024 FEATURED PRODUCT

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



Performance Shingles

Performance you can trust to maximize protection against wind uplift, water penetration and other severe weather conditions. Available in popular colors and in unique color blends. These roofing shingles have a large exposure, high-definition profile and dimensional thickness that make them a popular choice among homeowners and deliver the best overall value for contractors.

