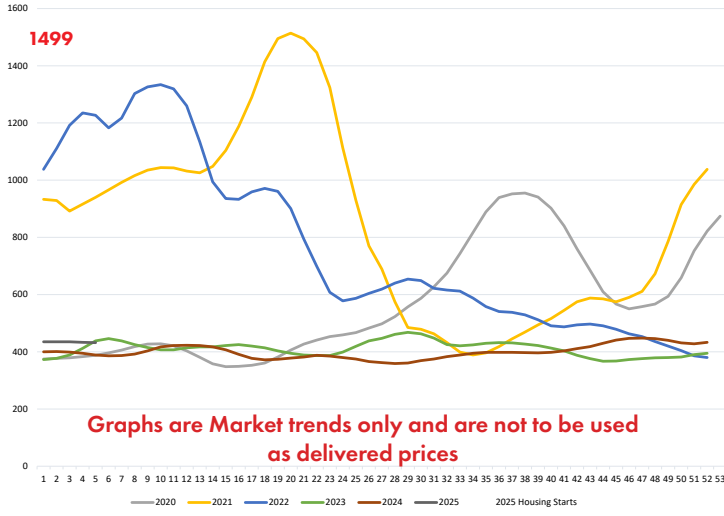
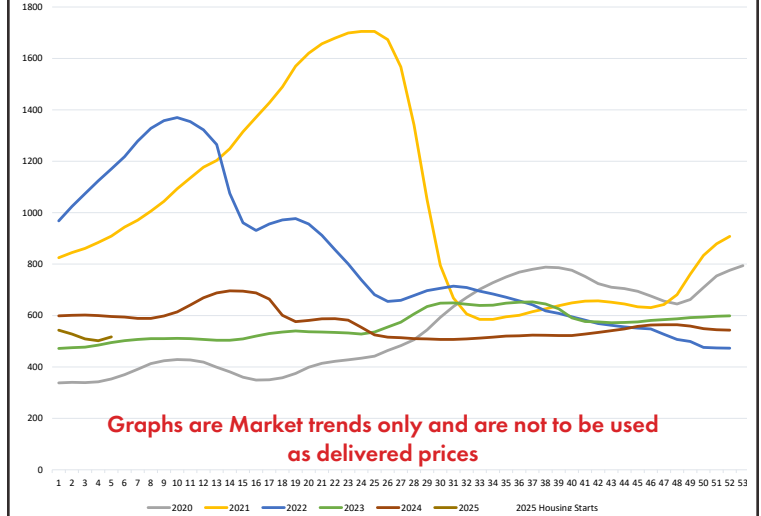


Framing Lumber Composite Graph: \$432 (Year ago \$389)



Panel Composite Graph: \$517 (Year ago \$596)



Framing lumber markets continue in a holding pattern and many wait and see the potential 25% tariff on Canadian shipments (Update) Tariffs have been put on hold for 30 days at this time and will be re-assessed March 1st, we should know tomorrow February 1 what will actually happen. SYP showed all negatives with all other species showing mixed positives and negatives. With 2 mill catching fire Arbec in Canada and Martco in the south as well as several OSB mills going off market and mid-week going up \$5/M we most likely are on the upwards momentum for a little bit on OSB.

Roofing

The big news for February is the announcements of price increases. All major brands will be taking price increases in March and April, with the first being Tamko's 10% increase on March 17th. Certain-Teed, Owens Corning, Malarkey, GAF, IKO, and Atlas will be following suit April 1st, with up to a 10% increase. No change in production and all are still on allocations. There have been a few quick ship loads out there, but this will be short lived. Expect lead times to remain the same going forward at 2-8 weeks.

In the metal market, we'll need to keep an eye on the potential tariff's and how that could affect imported steel. Most manufacturers use domestic steel, with imported steel as a backup. It is important to keep in mind that tariff's could leave the potential for price increases in the metal market, possibly in the 2nd quarter. We will keep an eye on this and forward any information as it becomes available. Currently all things are good and lead times are in the 1-2 week range.

Gypsum

As I mentioned last month, gypsum had announced a price increase that took effect on the 3rd of Feb. This was in the 4-7% range depending on the product. Product is still in tight supply and on a 1-2 week lead time on standard product, with longer lead times on specialty products. Please plan ahead on larger projects.

Lumber

Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
-30/+5	-20/0	-5/+15	-10/-5	-25/+10	-5/0

OSB

OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7/16	+25	+15	+15	+30	+35	+35
23/32 TG	+25	+15	+15	+40	+45	+45

Siding

No new news on James Hardie siding products. Product is in good supply, with trucks on a 1-2 week lead time. This is true for both the primed and painted products.

LP Siding price increases have also taken effect as of January 1st. Product is in good supply and lead times are in the 2-6 week time frame depending on the products. Included in this is both primed and prefinished. Specialty products will have extended lead times.

On the vinyl products side, demand is still strong and availability is limited. Please plan ahead on all your siding projects, and check with your sales professional for more info.

Insulation

In the insulation world there has been a little slowdown and there are a few additional loads available in the open market, but keep in mind that this will be short lived as well. As we move further towards spring and the constructions season, expect things to fall back in line with last year's allocations and short availability. Please plan ahead for larger projects.

Insulated panels and sheet goods markets are stable and steady at this time throughout the country. Lead-times are 1-2 weeks on trucks.

Please contact your Mead Lumber sales professional for more information on all product availability and pricing.

Current Mead Legacy Home Pricing

The building package for our Mead Legacy Boulder Ridge Home (2023 sf) has decreased in price by \$16 from January to February. This month's material price is \$175,012 as compared to \$175,028 last month. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

February 2025 Featured Product

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



Ultralox Interlocking® Technology offers a multifaceted line of aluminum railing for both commercial and residential projects using our patented interlocking machine. Styles include traditional picket railing, glass panel, fencing, cable systems, screen rail, and a variety of lighting options, and all with distinct top rails to select from.

*Large inventory available!
We are ready to manufacture
in all colors and profiles!*

