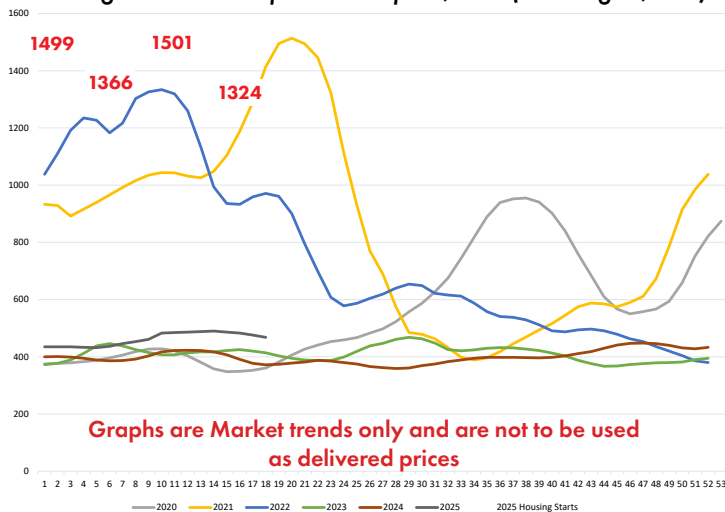
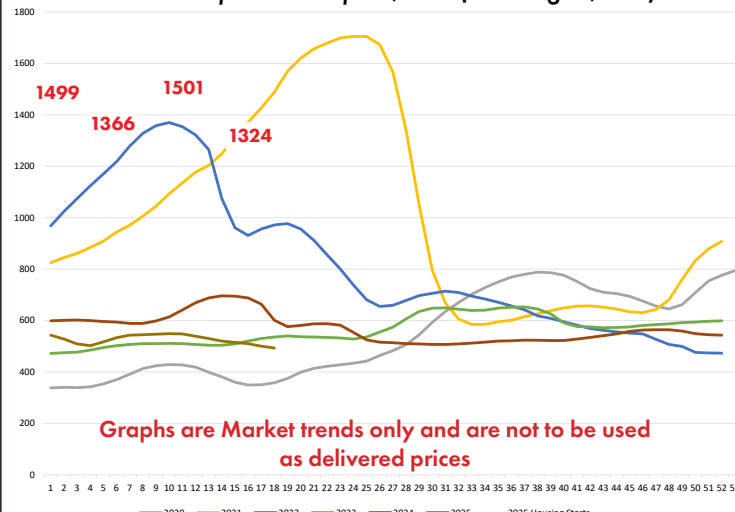


Framing Lumber Composite Graph: \$468 (Year ago \$372)



Panel Composite Graph: \$493 (Year ago \$601)



Weakness crept deeper into framing lumber prices across North America. The belabored pace prevalent in most species for the last month spread to Southern Pine, which had been a stalwart in recent weeks. As a result, the Random Lengths Framing Lumber Composite Price fell \$8, its fourth consecutive weekly decline. OSB has another week of price declines, the hope is we are nearing bottom but no one is really sure where that is. Keep an eye on inventories and plan accordingly with about 30 to 45 days on the ground. If things do decide to break loose the bigger issue may be trucking as it seems to be already tight in the south and some vendors are paying crazy amounts to get loads picked up.

Lumber					
Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
-10/-45	-20/-35	-10/-35	0/+10	-10/-30	-10/-45

OSB						
OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7/16	-15	-20	-10	-15	-10	0
23/32 TG	-15	-20	-10	0	0	0

Roofing

No real big news in the roofing category at this time. The roofing manufacturers that had announced price increases have rescinded them until further notice.

Most manufacturers are still on allocation and will remain there for the remainder of the year. Lead times are anywhere from 2-8 weeks on direct factory orders, depending on the manufacturer. Please plan ahead for any large orders and consult with your sales professional for availability.

On the metal front, no real changes with a wait and see approach to the markets. No new price increases at this time, except the ones that were previously announced. Based on manufacturers that buy domestic steel and those that purchase imported steel lead times and pricing will vary. Please contact your sales professional for more information. Currently the lead times are 1-2 weeks and longer on special order items.

Gypsum

The gypsum market has stabilized again and markets are currently on a wait and see basis with sales showing the sluggish first quarter. Product is available but expect this to change, along with other products, as the building season progresses. Standard product lead time is in a 1-2 week time frame and longer on specialty product.

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

Siding

Hardie product is in good supply, with trucks on a 1-2 week lead time. In recent months we have seen a slight transition to more prefinished products being used. I believe that the usage will pick up over the next few months as the building season moves into high gear.

If you have large projects coming or in the works, please plan ahead with your sales professional.

LP product is in good supply and lead times are in the 2-6 week time frame depending on the products. As with Hardie, LP is seeing a move over so slightly to the prefinished product, but primed is still very strong.

Specialty products will have extended lead times.

On the vinyl products side, demand is still strong and availability is limited. Please check with your sales professional for more information.

Insulation

Demand is still strong and supply is in a good place. Lead times have decreased a little and product is shipping on time, and sometimes earlier than projected. Lead times are 2-4 weeks depending on product mix. Please keep in mind that product is still in allocation, with extra loads being offered in the past month or so. This will be short lived. I would expect this to change and tighten up as the building season advances.

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

Current Mead Legacy Home Pricing

This month's material price for our Mead Legacy Boulder Ridge Home (2023 sf) is \$185,441. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

May 2025 Featured Product

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



A NATURAL DEFENSE AGAINST NATURE

All LP® SmartSide® products are treated to the core through our proprietary LP® SmartGuard® manufacturing process. With a carefully formulated mix of resins, waxes and zinc borate, the SmartGuard process adds strength and helps LP SmartSide products offer protection against hail damage and moisture intrusion as well as resistance to termites and fungal decay.

See more about how LP SmartSide products are made at YouTube.com/LPSmartSide

TAKE ADVANTAGE OF STRONG PREFINISHED OPTIONS

LP® SmartSide® ExpertFinish® Trim & Siding offers more design options than ever. This factory-finished siding with uniform color provides durability without sacrificing beauty.

- Installs easier with the ExpertFinish proprietary lap joint, which eliminates the need for seam caulking, joint molds or pan flashing at butt joints
- Backed by an industry-leading 5/15/50-year prorated limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- May allow for time and labor savings for the installer and builder
- Uniform color application in a controlled environment helps ensure a more attractive look

Which color is best for your build? Explore our collection of 16 versatile prefinished colors available in brushed smooth and cedar texture.



All colors shown are representative and may not be an exact match.

