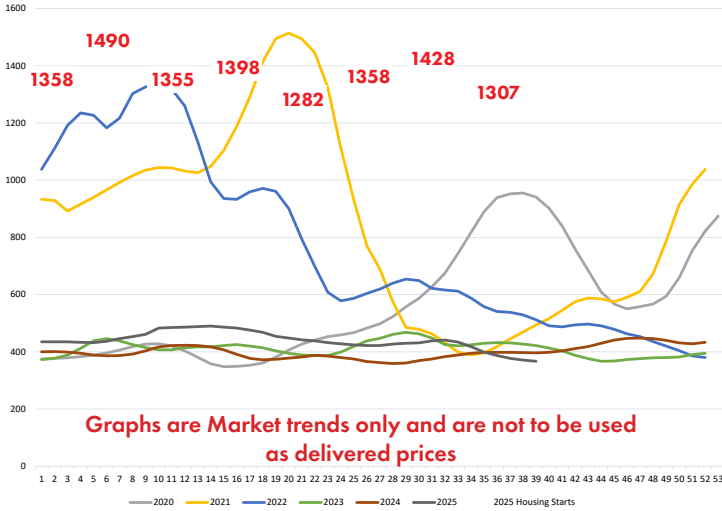
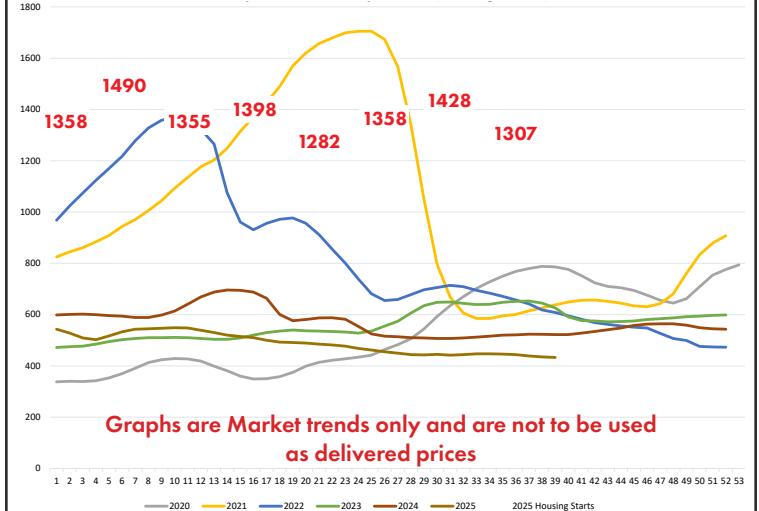


Framing Lumber Composite Graph: \$367 (Year ago \$396)



Panel Composite Graph: \$434 (Year ago \$522)



Weeks of sluggish market trends and dismal outlooks regarding prospects for the balance of 2025 gave way to a slightly more encouraging tone. The August new home sales report turned a few heads, providing a dose of positive news amid the political turmoil and uncertainty about the broader economy that has prompted caution throughout the industry. Prices rose in the South as mill accumulations dissipated. A few items, especially 2x12, tightened significantly. Sales, however, fell far short of a runaway. The perception that the market harbored little potential for an extended upward price run was widespread throughout the distribution pipeline.

Roofing

No changes to roofing, all manufacturers are on 2-3 week lead times, with the exception of IKO which is at 6-8 weeks, with availability and supply in good standing.

Metal roofing is much like other roofing materials. No real changes here as supply is good and lead times are 1-2 weeks.

Insulation

No real concerns here, as supply and lead times are as good as we have seen them in a while. We could see a slight change in this as the weather continues to change. Just something to keep an eye on. Insulated panels and sheet goods markets are steady at this time throughout the country. Lead times are 1-2-weeks on trucks.

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

OSB						
OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7/16	0	0	+5	+3	+5	+10
23/32 TG	0	0	+5	0	0	0

Siding

Hardie product is in good supply, with trucks on a 1-2 week lead time. No price increases for the near future have been announced. No issues on the production side of things either.

LP primed product is in good supply and lead times are in the 2-6 week time frame depending on the products. As a reminder, LP announced that their Expert Finish will be on allocation, possibly into the first quarter of 2026. Lead times on the Expert Finish are 9-12 weeks on trucks from the factory. Please check your needs and talk to your sales professionals and plan ahead.

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

Gypsum

Gypsum market is good with supply and lead times in check. This is also an item that could change as the season continues to gravitate towards colder weather.

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

Price Increase Announcements

- Rollex building products - 10% increase on September 15, 2025
- Allegion has announced a 3.5% increase on commercial hardware and residential hardware

Current Mead Legacy Home Pricing

This month's material price for our Mead Legacy Boulder Ridge Home (2023 sf) is \$183,280. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

October 2025 Featured Product



VECTOR
WINDOWS & DOOR

Builders Know The Difference.



The Vector Difference.

At Vector, we believe hard work and a "get-it-done" attitude are the secrets to lasting success. That's something we learned from professional builders. We also learned to take pride in our work and that excuses aren't an option.

It's that uncompromising commitment to builders that informs our unparalleled service and exceptional craftsmanship. With Vector, you'll find quality windows and doors that help builders achieve better results with quick delivery times, personalized service and minimal call backs.

If you've ever used our windows, you already know the difference we bring to the table. If you haven't, we hope you'll take this opportunity to see what all the fuss is about.