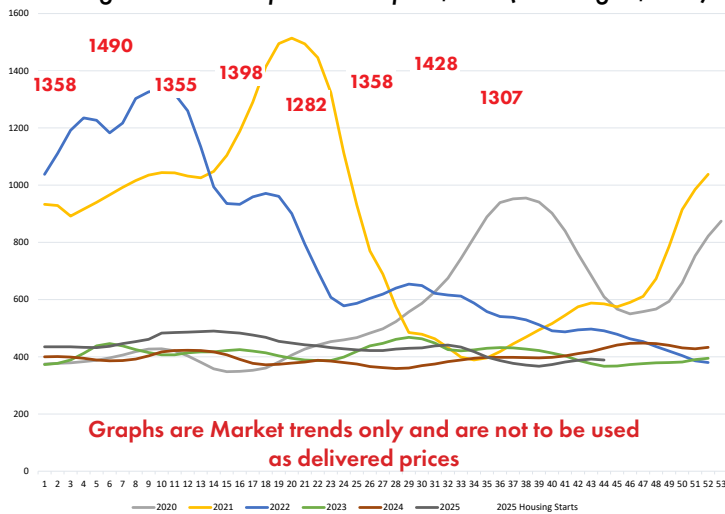
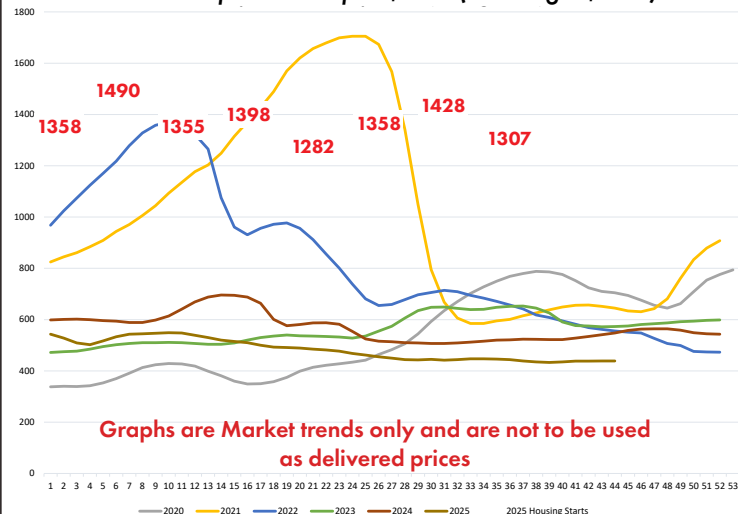


Framing Lumber Composite Graph: \$389 (Year ago \$430)



Panel Composite Graph: \$439 (Year ago \$548)



Framing lumber sales were once again a grind across North America as mills struggled against myriad headwinds undermining demand and buyer urgency. The Federal Reserve's quarter point interest rate cut did little to infuse energy into an otherwise lethargic market. Uncertainty regarding the broader economy and a perception that demand is likely to remain static for the balance of 2025 kept buyers throughout the distribution pipeline in a conservative replenishment mode.

Lumber					
Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
0/+5	-5/+5	0/+7	+5/+10	-30/+2	-33/0

OSB						
OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7/16	0	-5	-5	0	0	0
23/32 TG	0	-5	-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 range depending on the product. 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.

Insulation

No real concern here; supply and lead times are normal at 2 weeks. Insulated panels and sheet goods markets are steady currently throughout the country. Lead times are in the 1-2 week range.

Roofing

With the lack of storms this past season, most manufacturers are beginning to build stock as they need to keep their employees busy. As a result, there are no changes to roofing, with all manufacturers at 2-3 week lead times, with the exception of IKO at 6-8 weeks. Availability and supply are in good standing.

Metal roofing is similar - no real changes and supply is good. Lead times are 1-2 weeks.

Gypsum

Steady supply and no price increases for the foreseeable future. Please review any large projects as now might be a good time to pursue them based on availability and pricing.

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

Price Increase Announcements

- Azek Trims and Decking: 1-3% October 27, 2025
- Cabinetworks / Merillat: 1.5% November 1, 2025
- Quality Edge Aluminum Products: 8-12% November 1, 2025
- Clark Dietrich Steel products: November 3, 2025 (Price time of shipment)

Current Mead Legacy Home Pricing

This month's material price for our Mead Legacy Boulder Ridge Home (2023 sf) is \$183,410. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

November 2025 Featured Product

Styrofoam™ Brand XPS Insulation



Exceptional long-term performance.

Low-GWP. Low embodied carbon.

Since its invention in 1941, Styrofoam™ Brand extruded polystyrene (XPS) has built a rich, storied heritage as an innovative, sustainable building product – creating an entire insulation material category. Its unique closed-cell structure and rigid foam board technology enables XPS to meet core thermal, moisture, air and vapor performance requirements.

