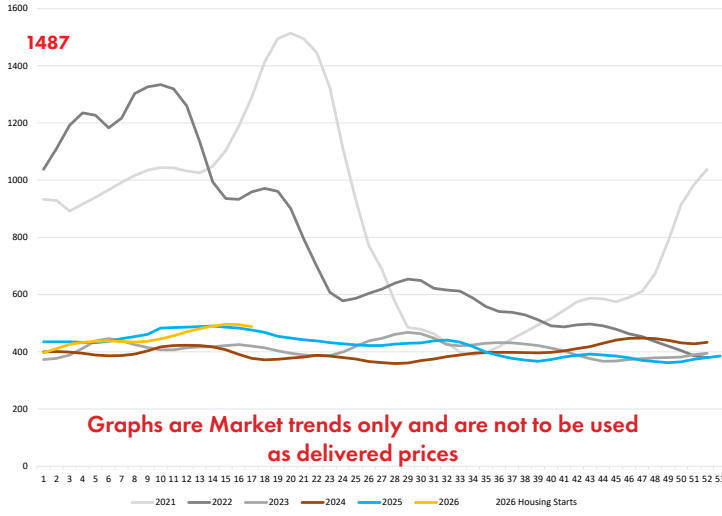
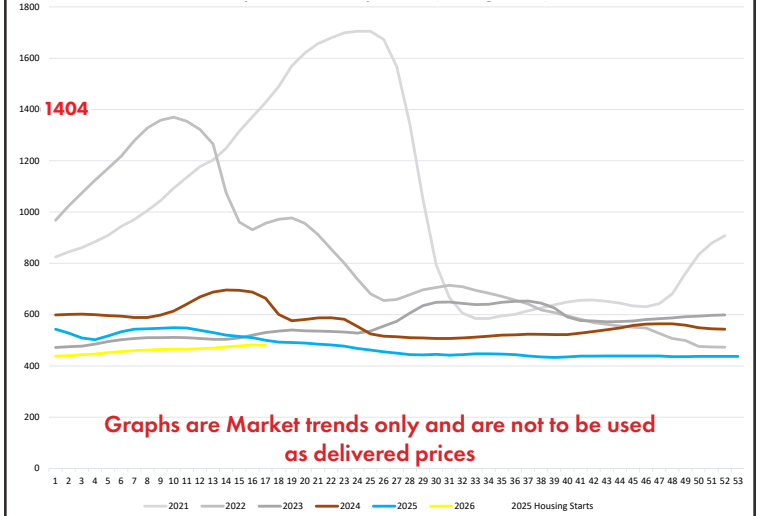


Framing Lumber Composite Graph: \$488 (Year ago \$476)



Graphs are Market trends only and are not to be used as delivered prices

Panel Composite Graph: \$480 (Year ago \$500)



Graphs are Market trends only and are not to be used as delivered prices

Supplies remain tight and continue to be the driver in the Northern market showing slightly higher in framing lumber. Demand continues to be lacking in SPF and mill continue to hold the line on quotes, however there was a strong housing starts report and favorable weather that many traders feel could be a sign of hope. Southern pine prices have fallen sharply for the second week, but the backlog of transportation in the south is weighing on the mills. West Fraser trucking out of Canada has gotten better and seems to be back on track and shipping in 1 to 2 weeks form previously taking up to a month to ship. The continued message remains plan for potentially delayed shipments.

Lumber					
Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
0/0	0/+5	+7/+10	-45/-10	-5/+4	0/+10

OSB						
OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7/16	0	0	0	-40	-25	0
23/32 TG	0	0	0	-40	-25	0

Roofing

The roofing market is getting interesting. With the first round of price increases behind us, most have already announced price increases for around June 1, 2026, in the 6-9% range. Along with the price increases and the latest storms in the south, this has created havoc in the manufacturing market. Lead times are starting to extend into the 3-4 week range and expected to go out even further. If you have any large projects for the near future, please start planning for them.

Metal roofing is much like other roofing materials; lead times are starting to extend and price increases are on the way in late May. Good news is quoting is strong at this point, with hopes of sales later this spring. Lead time is 1-2 weeks currently but expect them to push even further out on large projects.

Gypsum

Gypsum market is like all the rest with price increases slated for June 1, 2026. With the current trucking situation or the shortage of trucking, this is creating extended lead times for most products to be shipped. Currently there is no shortage of materials but lead times are pushing out 10 days to 2 weeks on direct trucks. This is an unexpected surprise and is now causing delays in material arrival to retail suppliers. This is something that will need to be watched going forward.

Siding

Hardie product is in good supply, with trucks on a 1-2 week lead time. Price increases have been announced, but no amounts have been published at this time on Hardie lines, including Dream collection, Milled Artisan collection, and Artisan Trims.

LP primed product is in good supply and lead times are in the 2-4 week time frame on direct trucks, depending on the product. Expert Finish product is still in an extended lead time but is steadily getting shorter.

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

Insulation

Batt insulation is in good supply and lead times are 1-2 weeks on direct trucks. Blowing Wool is now on allocation and lead times have reached out to early July on direct trucks. Price increases have now been announced for May on closed cell insulation and June on batt insulation products. Please keep this in mind for your future projects as lead times could cause delays.

Insulation sheeting price increase is now in effect and supply is good with lead time in the 1-2-week time frame.

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

Price Increase Announcements

- Unified Steel - May 18th, 5-8%
- Midland Garage Door - April 27th, 6%
- Klauer Manufacturing - April 27th, 5-15%
- Henry Roof Underlayments - April 15th, 4-8%
- Johns Manville open/closed cell insulation - April 20th, 8-10%
- Johns Manville insulation products - June 15th, 8%
- Johns Manville Go Board - May 22nd, 5-10%
- Wausau Supply TrueExterior Siding and Trim - April 30th, 8-12%
- Versetta Stone - May 2nd, 6-8%
- Rockwool - July 1st, 8%
- Atlas Shingles - May 1st, 5-7%
- CertainTeed gypsum - May 4th, 20-30%
- CertainTeed gypsum - June 1st, NA
- USG gypsum - May 11th, NA
- National gypsum - Jun 1st, NA
- GP gypsum - Jun 1st, Increase 15/1000
- American Gypsum - June 1st, NA
- Phillips Manufacturing - May 11th, NA
- Diamond Pier - April 30th, 3-5%
- Barricade Building Products - April 30th, 4-12%
- Mountain Bigfoot Barrier - May 15th, \$1-\$2 per roll
- IKO Industries residential roofing products - June 1st, 6-9%
- Metal Sales - May 26th, 6-9%
- Quality Edge - June 1st, up to 11%
- James Hardie Dream, Milled Artisan and Artisan Trim - June 29th, NA
- Azek/TimberTech - May 28th, 4-14%
- Tyvek products - May 1st, 4%
- GAF roofing products - June 1st, 6-9%

Note: Many manufacturers and wholesalers are implementing fuel surcharges, which could lead to price increases on products in general.

Current Mead Legacy Home Pricing

This month's material price for our Mead Legacy Boulder Ridge Home (2023 sf) is \$184,730. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

May 2026 Featured Product

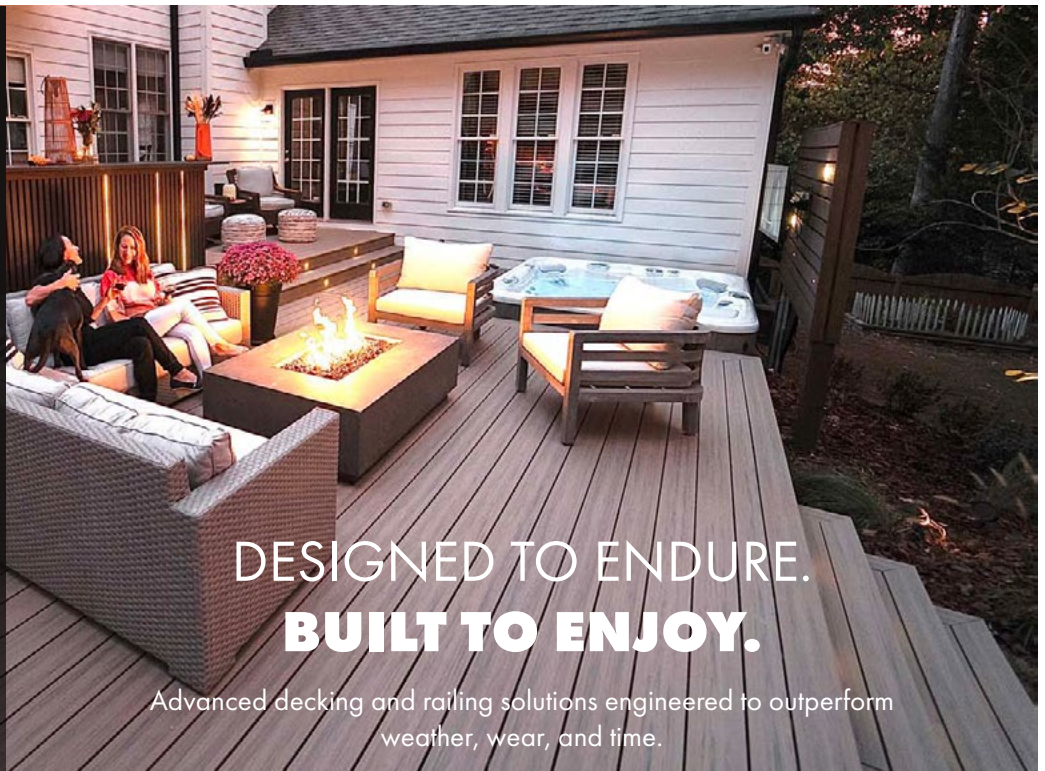
Decorators®

■ SURESTONE® COMPOSITE DECKING

Surestone® technology is engineered with proprietary, performance-driven materials designed for lasting strength and timeless beauty.

■ TRADITIONAL COMPOSITE DECKING

Experience our traditional composite deck boards, crafted in the USA from 95% recycled plastic and sawdust, offering durability, sustainability, and style for lasting outdoor enjoyment.



DESIGNED TO ENDURE.
BUILT TO ENJOY.

Advanced decking and railing solutions engineered to outperform weather, wear, and time.