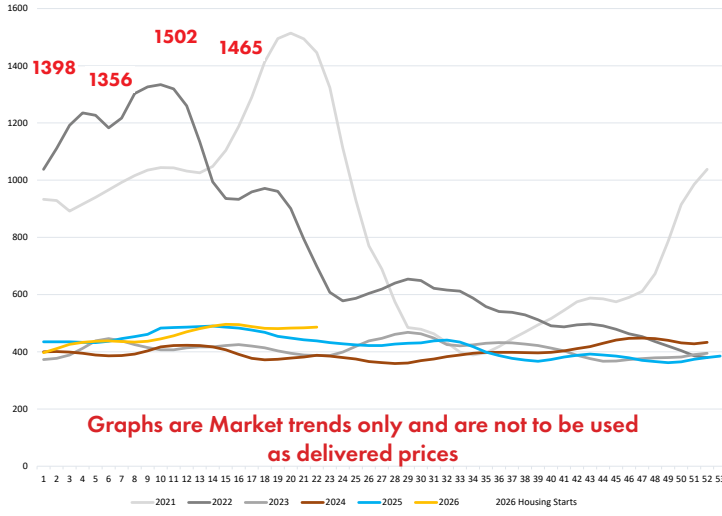
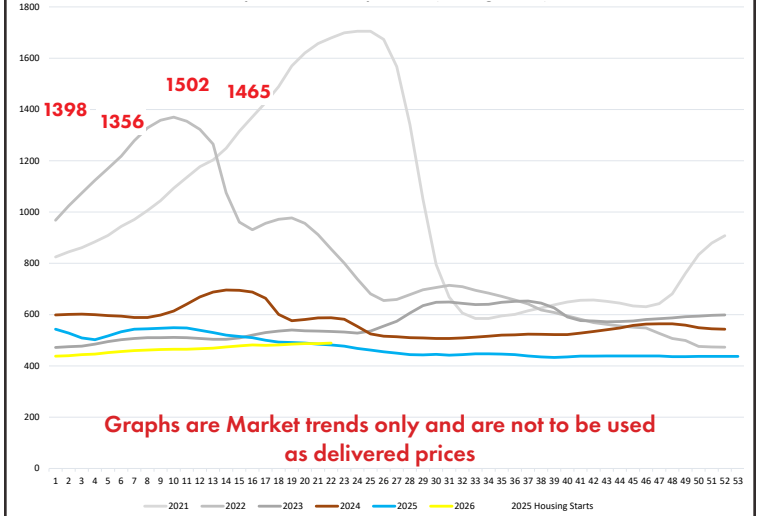


Framing Lumber Composite Graph: \$486 (Year ago \$438)



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

Panel Composite Graph: \$489 (Year ago \$482)



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

Framing lumber had a slow start to the week, sales were able to find a higher gear late in trading and the uncertainty surrounding the economy, including the war in Iran as well as shipping disruptions continued to be the main concerns. SYP out of the south continues to be a struggle as truckers do not want long hauls unless they can find a backhaul. Last I heard on Loads to Trucks out of the south were 500 loads per truck so plan on delays for any SYP loads. Many mills are pushing to go with Rail cars where they can as they seem to be more consistent.

Roofing

There are a few challenges facing roofing and other products across the spectrum. Trucking is becoming a larger problem as suppliers are having problems getting trucks under loads for delivery. The pricing competition for loads is causing real havoc with the delivery dates. We will have to wait and see if this will continue to escalate in the coming months.

Round two of the pricing increases are going into effect on June 1, 2026. With discussion of possibly a third round in late July or August. How might this affect the markets going forward? Along with the price increases at least one manufacturer has announced allocations of materials starting immediately on all newly placed orders. They have also cancelled some orders that have already been placed and those will have to be reordered under allocation. This could pose more issues in a struggling market.

Leadtime is slowly moving out on the other manufactures as they reach 2-6 weeks on full trucks.

Metal roofing is much like other roofing materials; lead times are starting to extend and price increases are now in place. Good news is quoting is strong at this point, with hopes of sales later this summer. 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. It is also struggling with independent trucking and maintaining commitments to loads. Manufacturers are in a sold to capacity position and as a result, lead time continues to grow out into the 7-10-day range.

Lumber

Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
-10/0	0/+5	-10/0	0/+5	0/+9	-5/+20

OSB

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

Siding

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

LP primed products are in good supply, and lead times are in the 4-6-week time frame on direct trucks, depending on the product. Expert Finish product is catching up with primed and lead times are continuing to extend.

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 now 2-3 weeks on direct trucks. Blowing Wool is still on allocation and lead times have reached out to early July on direct trucks. Price increases were 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 times in the 1-2-week time frame.

Price Increase Announcements

- Nichigo G-Tape - May 1st, 24-26%
- Tremco/Nudura - June 1st, 7%
- Protecto Wrap Products - June 11th, 8-12%
- Allegion Hardware - May 29th, 3%
- Johns Manville Insulation - June 29th, 6%
- Quality Edge - May 29th, up to 11%
- Dupont/Dow - June 15th, 3-7%
- CertainTeed Insulation - July 1st, 6%
- Knauf Insulation - July 1st, 6%
- Owens Corning Insulation - June 15th, 6%
- DAP Sealants - August 1st, 6%
- Lomanco - July 1st, 5-10%
- Phillips Metal Goods - June 29th, 10%
- CertainTeed delivery 8 weeks on TL

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 \$184,945. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

June 2026 Featured Product



Andersen® is the #1 trusted window and door brand. And at Mead Lumber, pros like you are our #1 priority. Together with Andersen, we're committed to helping you craft your legacy.

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