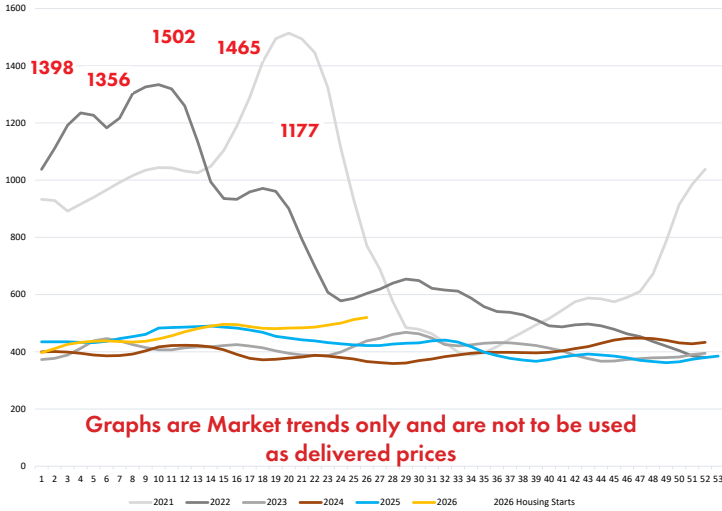
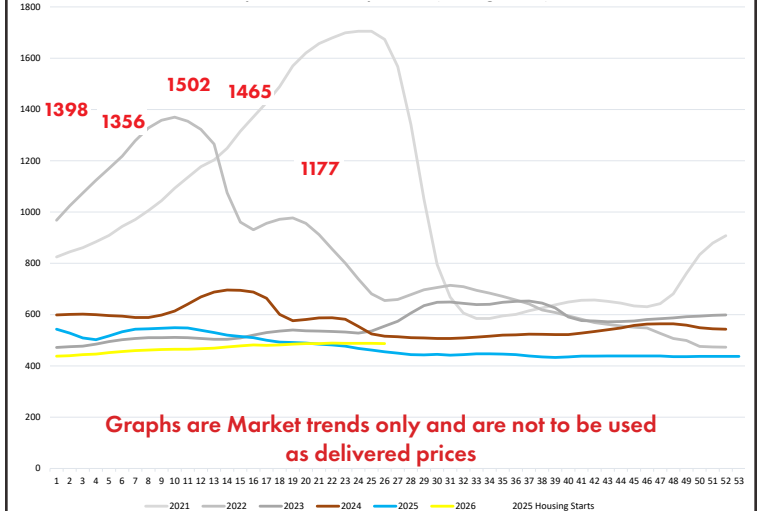


Framing Lumber Composite Graph: \$520 (Year ago \$422)



Panel Composite Graph: \$487 (Year ago \$455)



With Holidays on both sides of the border the framing lumber trading was at a slower pace compared to previous weeks. Sales seemed to be active enough to support some modest gains in all species. Many buyers addressed their most pressing needs on Monday and Tuesday and had begun the holiday weekend in the US by Wednesday afternoon. Prices climbed at a rate consistent with the previous week and OSB remained flat as supplies stayed in line with demand.

Roofing

Not a lot of changes in the roofing category from June. All the price increases are now in effect and lead times are in the 2-8 week range. Trucking is still an issue, with loads being delayed for higher paying loads by trucking companies. A few manufacturers are on allocation, so keep that in mind if you have any larger projects in the near future.

Additional price increases for August are still floating around but no written commitments have been released. More to come.

Metal roofing lead time is slowly getting longer, and additional price increases are most likely on the way due to limited availability of metal and the increasing commercial and light commercial markets. Current lead times are 1-2 weeks on direct trucks, with additional lead times on special orders.

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 August on direct trucks. New price increases have been announced or are going into effect in the next 30 days.

Insulation sheathing price increases are now in effect and lead times are in the 1-2 week range on direct trucks. Supply is good.

Lumber

Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
+5/+25	0/+15	0/+20	+5/+10	0/+10	0/+15

OSB

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

Siding

Hardie product is in good supply, with trucks on a 1-2 week lead time. Price increases have been announced (but 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.

Gypsum

As we move into July we are seeing the gypsum market slow down. This is not uncommon for this time of year. The good news is trucking has loosened and loads are arriving in a timelier manner.

Most manufacturers are in a nearly sold-out position, and lead times are in the 7-10 day time frame.

Price Increase Announcements

- Alpha Protech, July 1st, 15%
- ITW/GRK, June 22nd, 12%
- Plyco, June 8th, 3-20%
- Epliy, July 1st, 5-7%
- Johns Manville, June 15th, 8%
- Dow Styrofoam, June 15th, 7%
- Fi-Foil, June 15th, 6-12%
- Knauf Insulation, July 1st, 6%
- Jam Systems Fence, Decking, Railing, July 14th, 8%
- Sashco, August 3rd, 9%
- Therma-Tru, July 15th, 5%
- Starboarn Insutries Inc., July 15th, 6-8%
- Larson, July 15th, 6%
- Fypon, July 15th, 5%
- Clark Dietrich, August 3rd, unknown
- Protecto Wrap, July 1st, 8-12%
- Lomanco, July 1st, unknown
- Air Vent, June 1st, 8-15%
- KingSpan, May 25th, 4-7%
- Kronospan Shelving, May 18th, 12%
- Alco, May 1st, 5-9%
- Quarrix, May 11th, 3-8%
- Taylor products, July 1st, 4-6%
- Screeneze, June 29th, 3-12%
- Atlas AC Foam products, July 1st, 10-12%

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 \$186,794. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

July 2026 Featured Product



WORLD LEADER IN BATTERY POWERED PRODUCTIVITY



Milwaukee is committed to driving unrivaled performance for professional trades through their groundbreaking developments in cordless technology. Visit your local Mead Lumber for great deals and a broad selection of Milwaukee Tools and accessories.