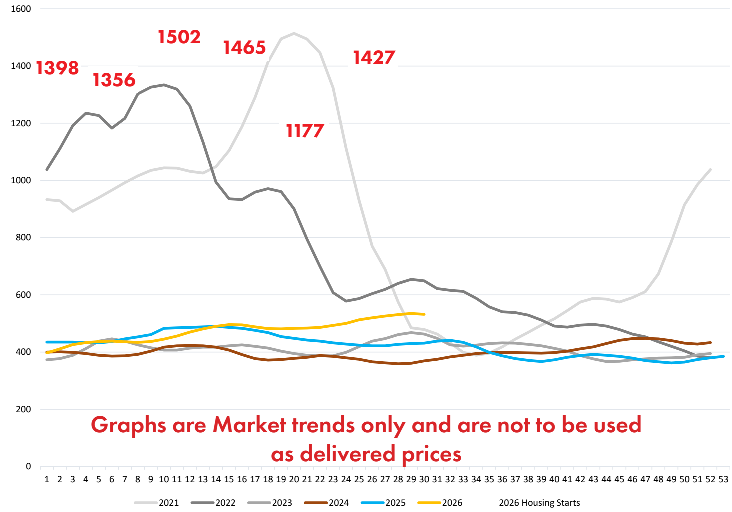
Market Update

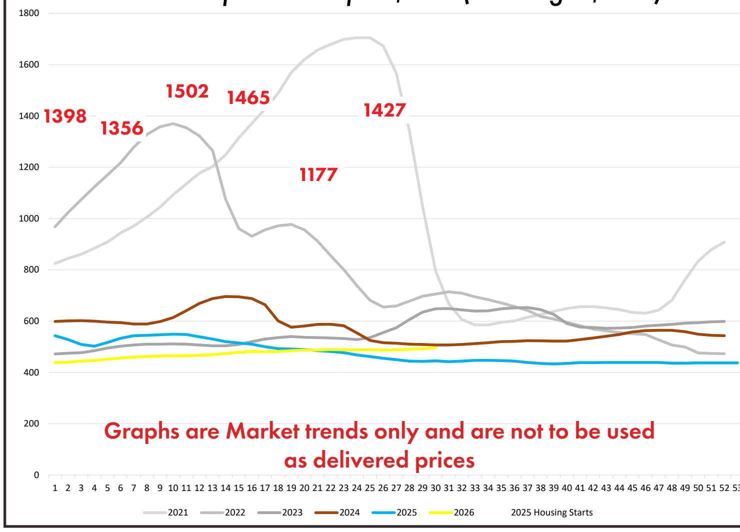
August 3, 2026

MEAD LUMBER

Framing Lumber Composite Graph: $532 (Year ago $431)



Panel Composite Graph: $496 (Year ago $445)



Last week there was a more conservative pace in the softwood market and trading slowed to follow. On Wednesday the reserve announced it would hold its interest rates and the stock markets plunging raised some concerns about near-term prospects. Sales in SPF continued and demand kept pace with limited offerings. Canfor also announced it would be closing its Fox Creek mill taking 120 million board feet out of the market, but this had little impact at this time. Trucking continues to be an issue with the load to truck ratio at 41 to 1. The week before OSB in North Central went up 5/M and that continued into last week with North Central going up 5/M at mid-week and another 5/M on Friday.

Lumber

Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
0/+5	+5/+10	0/+10	-15/0	+4/+10	-5/+25

OSB

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

Roofing

The roofing market is quiet for this time of year. With the housing market down and not much to mention for storms, the market is just sluggishly moving along. All discussions about price increases have diminished.

With lead times in the 2–6 week range, things seem to be business as usual. Shipments from the factories seem to be moving at a steady pace but trucking continues to be the main hold-up on deliveries direct from the factories. A few manufacturers are still on allocation so keep that in mind if you have any larger projects coming up.

Metal roofing 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. Additional lead times on special orders.

Gypsum

Steady as she goes in the world of gypsum. Price increases are in place and loads are moving fluently with 1–2 week lead times.

Siding

Hardie product is in good supply, with trucks on a 1–2 week lead time. Price increases have not taken place so most likely will not happen until late fall for next year 2027. Prefinished is also in line with primed.

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 also in line with primed and is at a 4–6 week lead time on direct trucks.

On the Vinyl products side availability is good. A small increase in price took place over the last month. Product lead-time is around 2 weeks.

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 September on direct trucks. To date no new price increases have been announced.

Insulation sheeting lead times are in the 1–2-week range and supply is good.

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Price Increase Announcements

- TekKor PVC System, 7-9%, 8/3/2026
- Westlake Products, 5-7%, 8/25/2026

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 Pebble Brook Home (2304 sf) is $176,801. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details].

August 2026 **Featured Product**

CAMO®

The Better Way to Build a Deck

CAMO tools and fasteners were designed to work together to help you build 5x faster. See how CAMO WEDGEClips, ClipDRIVE and LEVER can bring time and cost savings to every deck build.