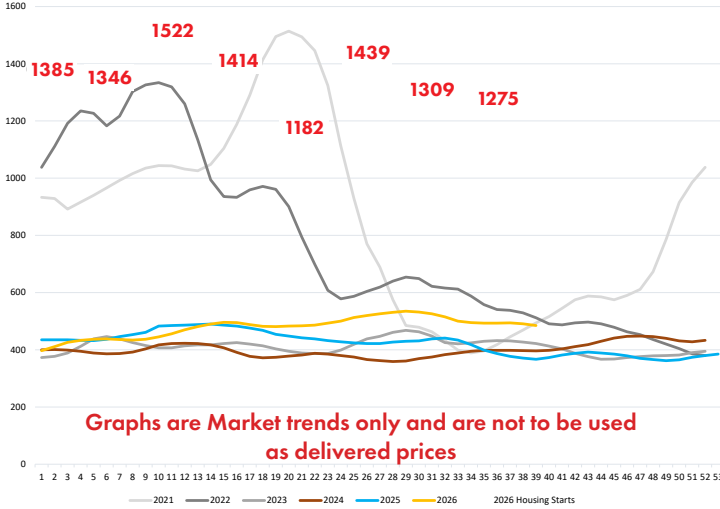
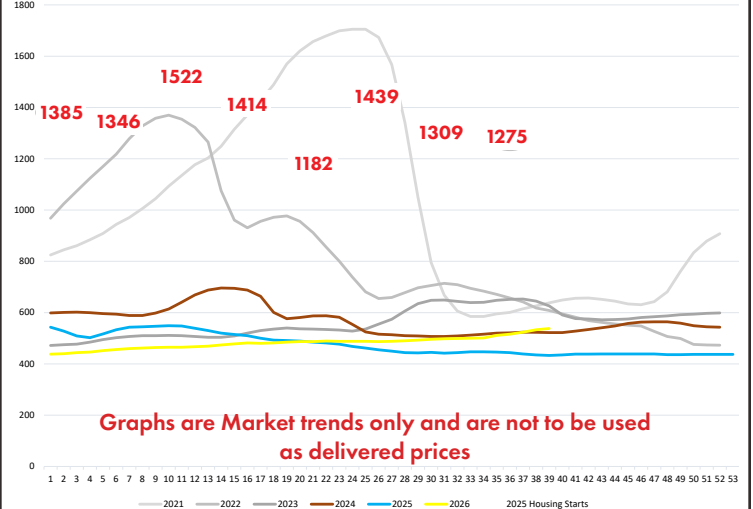


Framing Lumber Composite Graph: \$485 (Year ago \$367)



Panel Composite Graph: \$538 (Year ago \$433)



With the troubling economic news, which included rising interest rates that weigh heavily on framing lumber trading and the uncertainty about the impact of mid-term elections, buyers had another reason to sit on the sidelines. Most are currently covering their near-term needs and declining any extended inventories. Supply and demand are currently in check, leaving prices mixed. Plan accordingly as many trucks are showing up 1 to 2 weeks late.

Roofing

Nothing new and exciting to report on the roofing this month. All is incredibly quiet and slow. Here in the Midwest housing starts are still quiet, and, based on the time of year, we might see a final push to the end of the year. Lead times are surprisingly good with 1-4 weeks on direct trucks.

It's likely that metal roofing will also have a final push through the end of the year. There are no price increases in play and lead times are still in the 1-2 week range. Additional lead times apply on special order materials.

Gypsum

Not much to report in the gypsum world with lead times 1-2 weeks on direct trucks.

Lumber

Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
-10/0	-5/+5	-20/+13	-15/-3	-5/+13	-17/0

OSB

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

Siding

Hardie product is in good supply, with trucks on a 1-2 week lead time.

LP primed products are in good supply, and lead times are 4-6-weeks. Expert Finish products are also in line with primed and are at a 4-6 week lead time on direct trucks.

On Vinyl product availability is good with lead times around 2 weeks.

Insulation

Batt insulation is in good supply, and lead times are 2-3 weeks on direct trucks. Blowing Wool is also in good supply and lead time is 2-3 weeks.

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

Price Increase Announcements

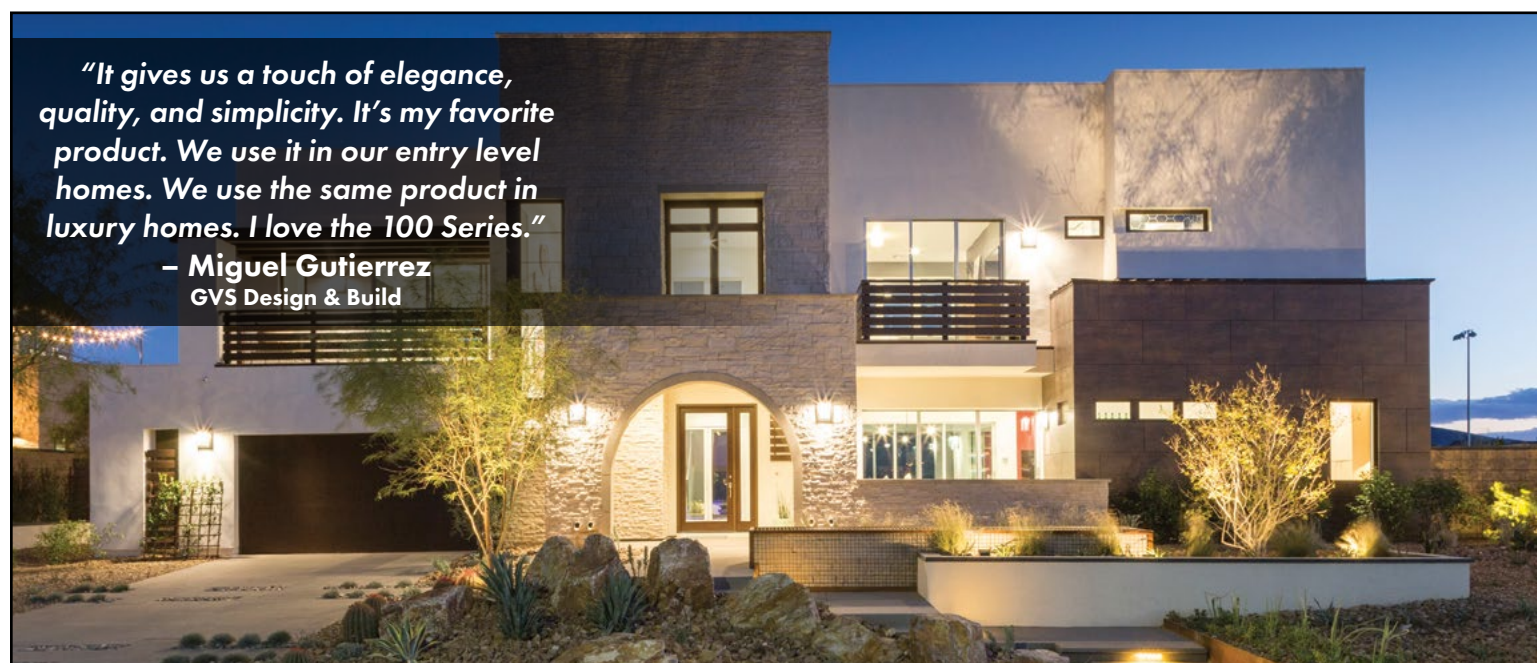
- Johns Manville, 8%, 9/30/2026
- Midland Garage Door (freight increase), \$50 freight, 10/5/2026
- IKO (freight increase), \$150 freight, 10/5/2026
- Plygem / Variform, 5-7%, 10/15/2026

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 Boulder Ridge Home (2023 sf) is \$187,561. Pricing does not include any applicable state or local taxes, delivery charges, etc. [Please see the Mead website for more details.](#)

October 2026 Featured Product



THE SMART ALTERNATIVE TO VINYL

The best way to give your customers a modern look on a budget

With dark colors that won't fade,* precision welded corners for a clean design, and all the benefits of vinyl but with far better performance, 100 Series windows and doors are a simple solution for almost any project.

Made with Fibrex® composite material



*See individual product warranties for more information.
**When 100 Series products were tested against five leading competitors' painted vinyl window products.
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