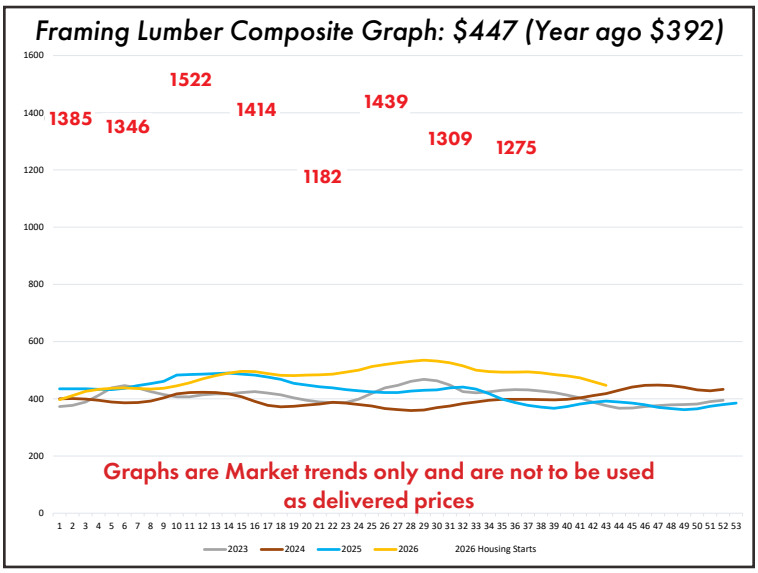
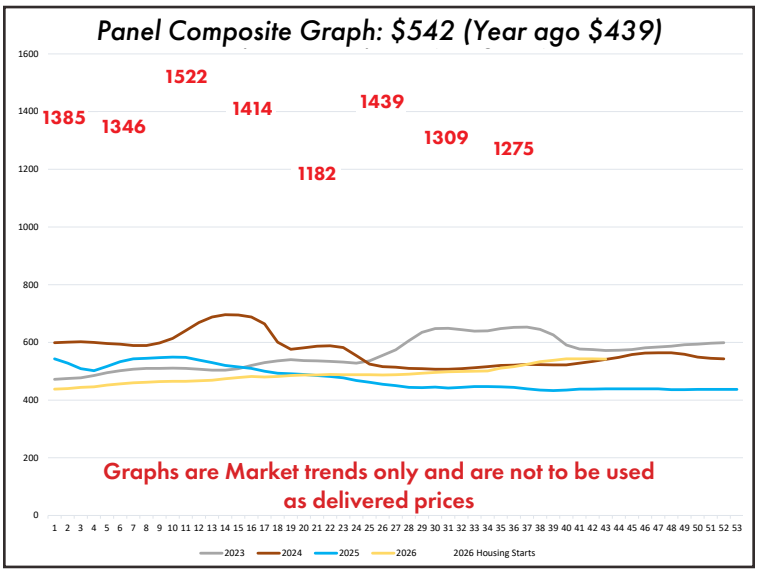
Market Update

November 2026

MEAD LUMBER





October ended with prices down across most species of framing lumber, in what many traders described as one of the sloppiest markets in recent memory. Headwinds in the broader economy and the coming midterm election were distractions, but basic supply-demand dynamics drew most of the blame for price weakness.

Lumber					
Coastal Hem Fir	Inland Hem Fir	KDDF	SYP Treated	WSPF	Studs
0/-30	-10/-20	+5/-40	0/-15	0/-21	0/-30

OSB						
OSB	North Central	Western Canada	Eastern Canada	South West	South East	Mid Atlantic
7/16	0	0	0	-5	0	-15
23/32 TG	0	0	0	-5	0	-15

Roofing

Things are very quiet in the roofing category. Manufacturers seem to have plenty of stock on the ground ready for quick shipments. Housing starts are still sluggish, and product usage is slow. Lead times are still very good at 1-3 weeks on direct trucks, depending on the product.

In metal roofing there's been talk the past few weeks of possible price increases, but to date only one manufacturer has announced an increase but no percentage. Product is in good supply currently with lead times still 1-2 weeks on standard products and longer on special order items.

Insulation

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

Lead times are in the 1–2 week range for insulation sheeting and supply is good. Price increases for freight on these items will go into effect this month. Owens Corning is the only manufacturer to have announced a price increase on its products of 5%.

Siding

Hardie product is in good supply, with trucks on a 1–2 week lead time. A price increase is coming November 30th.

LP has also rearranged its distribution partners in the Midwest. Please check with your sales representative for availability. LP primed products are in good supply, and lead times are in the 4-6 range. Expert Finish product is also in line with primed and is at a 4–6 week lead time on direct trucks. A price increase is coming December 8th.

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

Gypsum

Lead times are good and stock is available. Trucking is still a problem on all products. Lead times are 1-2 weeks on direct trucks.

Market Update

November 2026

MEAD LUMBER

Price Increase Announcements

- Owens Corning (fuel increase), $720, 10/7/2026
- Dupont/Dow (fuel increase), $720, 10/7/2026
- Quality Edge Steel, 15%, 10/28/2026
- Lomanco (freight increase), 2%, 11/1/2026
- LP, 3-8%, 11/2/2026
- Lomanco, 2%, 11/2/2026
- Long Creek Steel, unknown, 11/13/2026
- Owens Corning EXP, 5%, 11/16/2026
- Azek Decking, 3-5%, 11/30/2026
- Hardie Siding, 4-7%, 11/30/2026
- ClarkDietrich, 10%, 12/1/2026 and 10%, 1/4/2027
- Phifer Inc, 5-10%, 1/1/2027

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 $189,432. Pricing does not include any applicable state or local taxes, delivery charges, etc. Please see the Mead website for more details.

November 2026 **Featured Product**



COLORFUL SIDING. BEAUTIFUL FINISH.

LP® SMARTSIDE® EXPERTFINISH® TRIM & SIDING

LP® SmartSide®
ExpertFinish® TRIM & SIDING

The advanced durability you expect from LP® SmartSide® Trim & Siding comes in ExpertFinish® colors. Your homeowners will love choosing colors to match their style—and you'll love the fast and easy installation that comes with LP SmartSide ExpertFinish Trim & Siding.

- ExpertFinish Lap Joint eliminates the need for seam caulk, joint molds, or pan flashing
- Now available in brushed smooth and cedar texture
- Advanced Durability for Longer Lasting Beauty®
- Available in 16 versatile colors that will complement most any home's style
- Industry-leading 5/15/50 year prorated limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- Comes in a variety of SKUs and finishes

