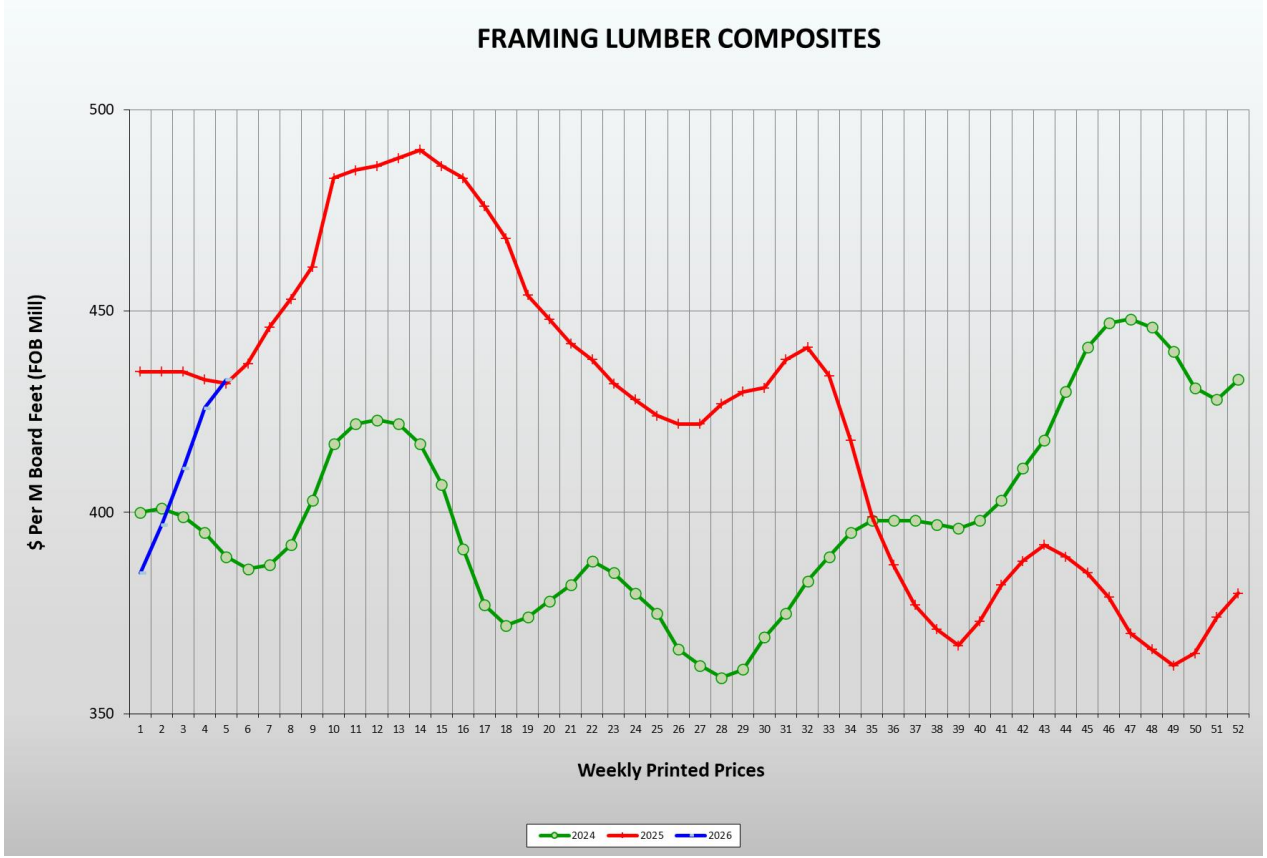
84 LUMBER | MARKET INFORMATION

FACTORS IMPACTING BUILDING MATERIAL COSTS

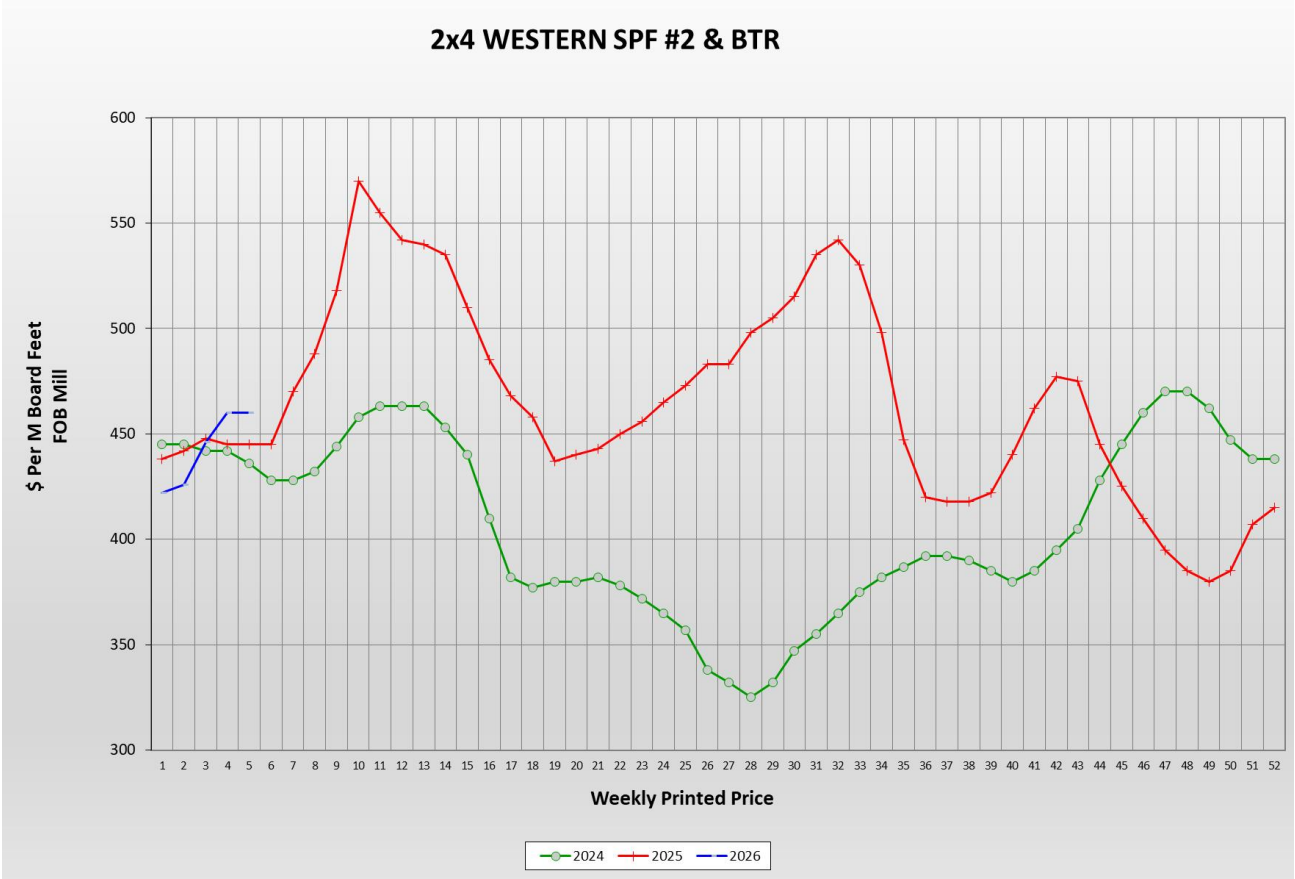
- Actual curtailments in December created a better balance between supply and demand. The result is that Lumber prices are up 20% and OSB prices are up 14% from their lows in early December.
- Duties and Tariffs totaling 35.16% for all Canadian SPF producers are causing more mill curtailments.

84 LUMBER | COMMODITIES

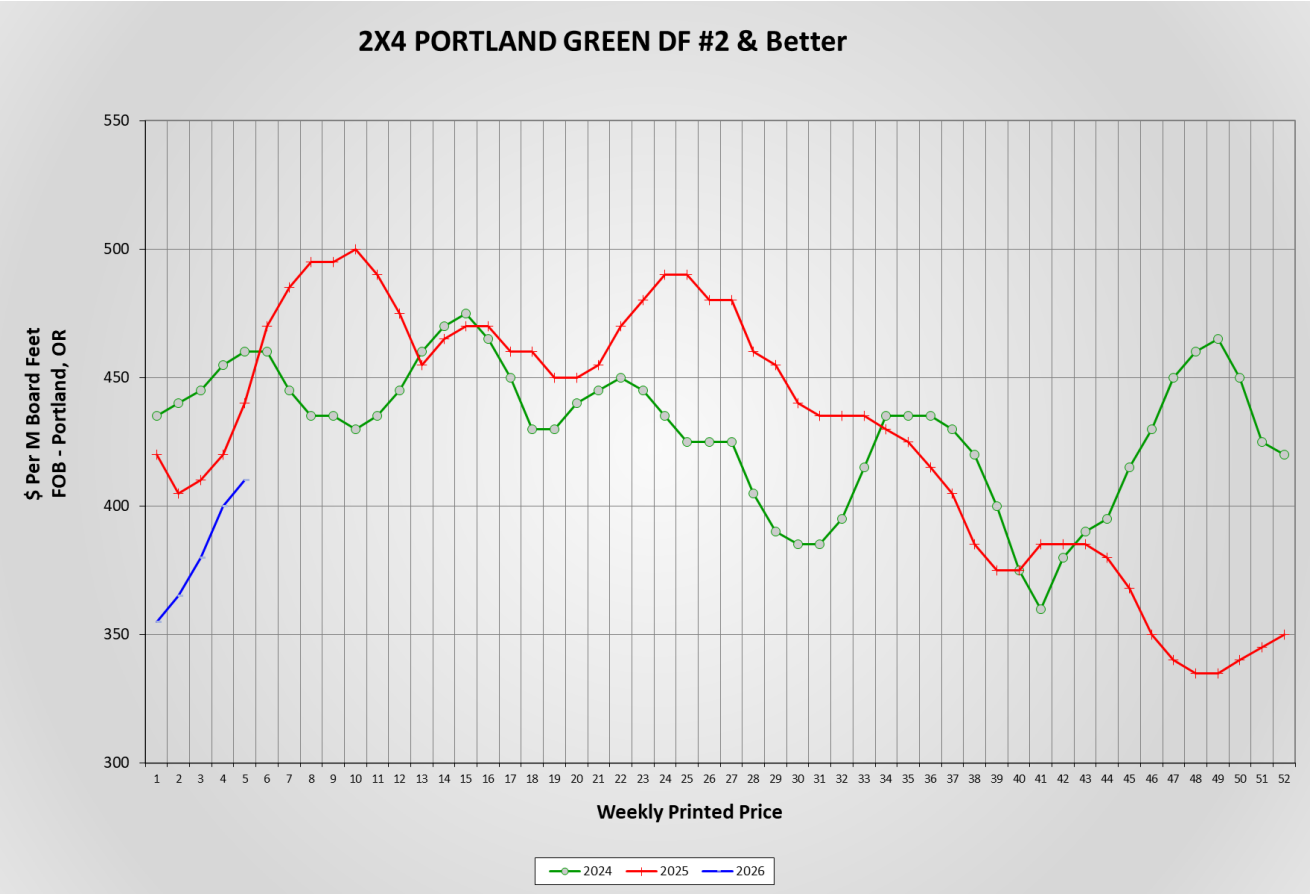
STRUCTURAL FRAMING COMPOSITE



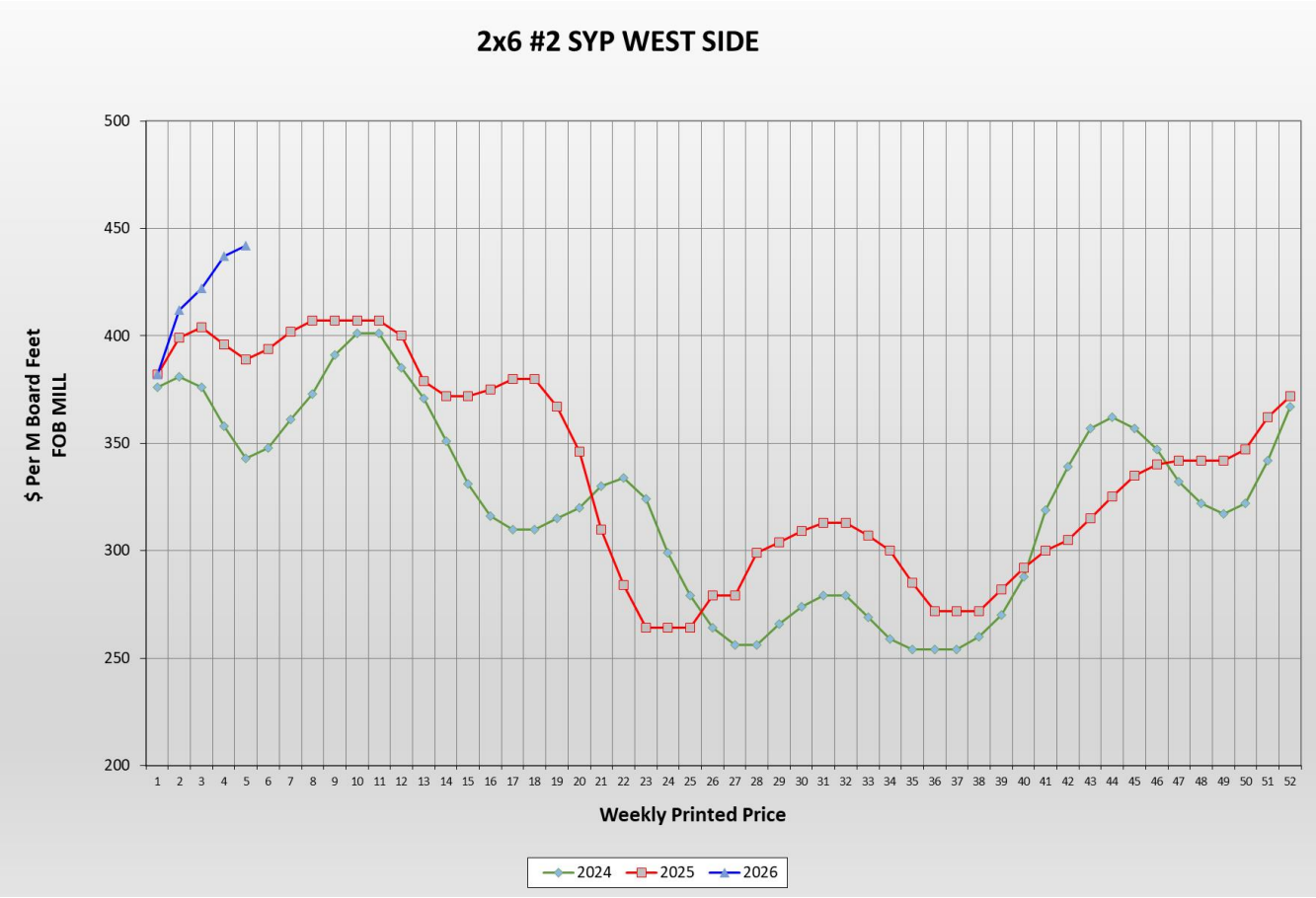
2X4 WESTERN SPF



2X4 PORTLAND GREEN DF



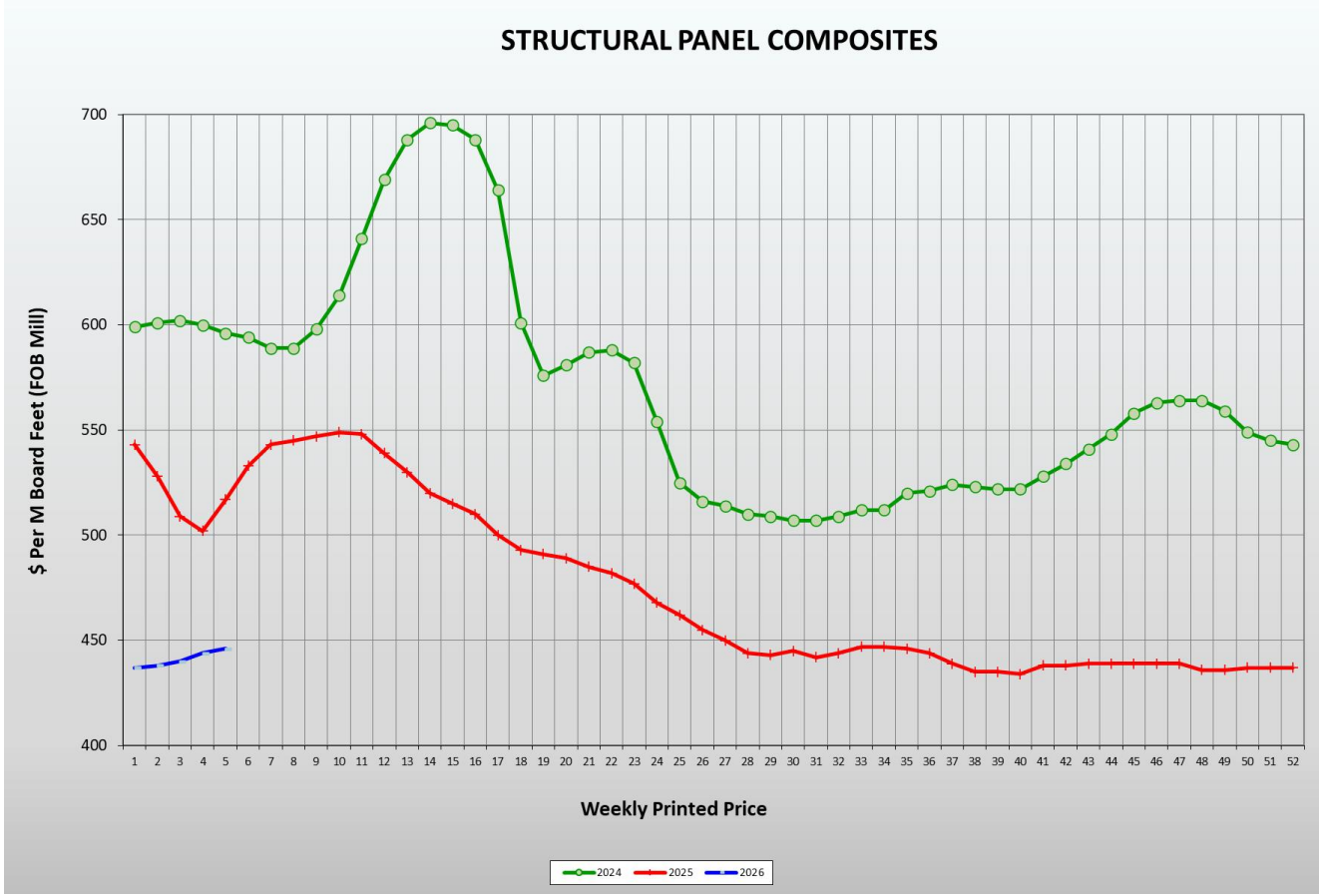
2X6 SYP WEST


2x6 #2 SYP WEST SIDE
$ Per M Board Feet
FOB MILL
500
450
400
350
300
250
200
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52
Weekly Printed Price
2024
2025
2026

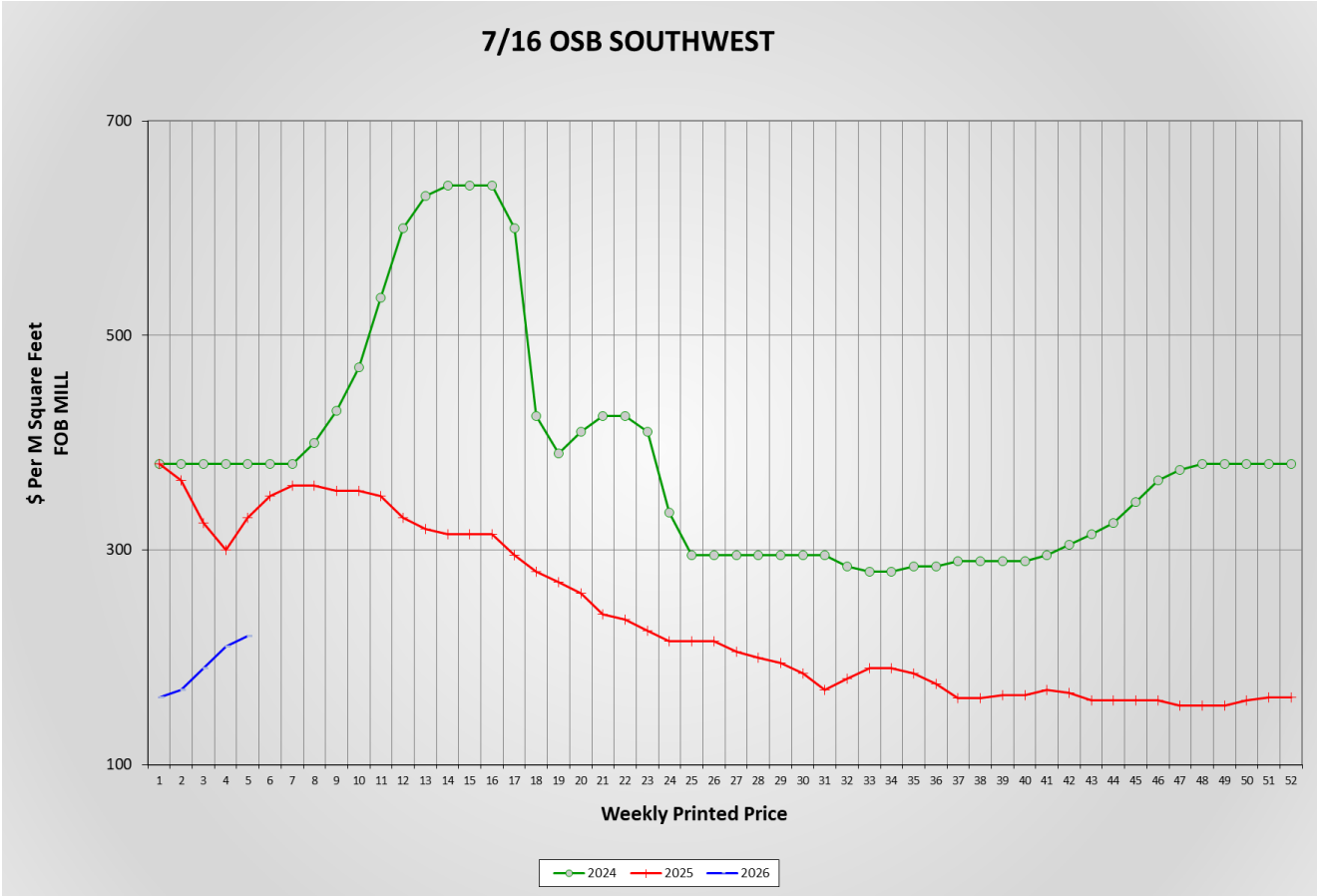
FRAMING LUMBER

- Lumber prices bottomed in the beginning of December. Canadian lumber producers are still absorbing a combined anti-dumping/countervailing duty and tariffs of approximately 35%. Extended curtailments in early Q1 2026 have secured and prices have climbed higher.

STRUCTURAL PANEL COMPOSITE



7/16X4X8 OSB


7/16 OSB SOUTHWEST
$ Per M Square Feet
FOB MILL
700
500
300
100
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52
Weekly Printed Price
2024
2025
2026

PANELS

- The lead times on OSB and Plywood are still 2-3 weeks.
- OSB prices were to up 14% from early December. We do anticipate prices to rise another 5-10% in February.

84 LUMBER | GOOD, BAD, CHALLENGES

THE GOOD

Categories currently in best shape

Branded products

- Interior Doors and trim
- Simpson Strong Tie, Wood Connectors, and Fasteners
- Commodity lumber and Plywood
- Truss Plates
- PVC Trim
- Composite Decking
- Trusses
- Specialty Lumber, Boards, and Cedar
- EWP
- Sub Floor Adhesive
- Vinyl Windows
- Clad Windows
- Thermo Ply/Ox Board
- Exterior Doors
- Clad Windows
- Garage Doors
- Cement Siding
- Attic Stairs
- LP Siding
- Shaft Wall Liner
- Asphalt Shingles

THE MODERATELY CHALLENGED

Categories with moderate issues

Branded products

- None

THE CHALLENGING

Categories with serious issues (longer lead times, and allocation.)

Branded products

- None

SUPPLY CHAIN RISK MITIGATION AND WHAT IS 84 DOING

What customers can do to help mitigate disruptions? Again, there are not many disruptions today. But none the less:

- Let your suppliers know your projected starts as far in advance as possible.
- Be open to using alternatives species and brands for lower cost options.
- Communicating any changes in products, grades, or brands far enough in advance to allow the supplier to secure the new product and work through existing inventory.
- Maintain consistent business with the same supplier.

84 LUMBER | MANUFACTURING 2026

TRUSS PLANTS

- Expect **Price** Increases for February in all markets due to Lumber market movement
- Have plenty of **open** capacity
  - All new plants are up and running and have plenty of open capacity
  - **Florida** plant **nearing** capacity
- **Lead-times**
  - **Mid-Atlantic – 6wks**
  - **SE – 3-4wks**
  - **Central – 2-3wks**

- **Current Markets (12 plants)**
  - Nashville
  - MD/VA
  - NC
  - Atlanta
  - CA
  - SC
  - CO
  - Indianapolis
  - PA/OH
  - Boise
  - FL
  - VA
  - MD
  - DE

WALL PANEL PLANTS

- Expect **Price** Increases for February in all markets due to Lumber market movement
- No current **capacity** restrictions

- 3–4 -week average **lead-times**

- **Current Markets (8 plants)**
  - Nashville
  - MD/VA
  - Raleigh
  - PA/OH
  - SC
  - CHARLOTTE

EWP/I JOIST PLANTS

- EWP Pricing has decreased year-over-year in most markets
- Normal lead times from manufacturers
- No current **capacity** restrictions, however, would need 30-day notification for large volume commitment
- 2-week average **lead-times** on new work, 1 week on previously designed

- **Current Markets**
  - NY/PA/OH - Boston
  - MD/DE/NJ - Richmond
  - Chicago -- Detroit
  - Indianapolis - Louisville
  - NC/SC -- Atlanta
  - Nashville -- AL
  - Houston -- DFW
  - Boise, ID
- **New and expanding markets**
  - Denver
  - Riverside, CA
  - Stockton, CA

DOOR SHOPS

- Moulding lead times for imports are currently 12-14wks
- Expect Moulding & Jambs to be flat to slightly higher over the next several months
- Domestic MDF Lead-Times increasing up to 6wks in some markets
- No current **capacity** restrictions, however, would need 30-day notification for large volume commitment
- 2–3-week average **lead-time** on Interior Doors
- 3-4-week average **lead-time** on Exterior

- **Current Markets (31 plants)**
  - TN
  - Atlanta
  - Birmingham
  - MD/VA/DE/NJ
  - Lincoln, NE
  - TX
  - Indy
  - FL
  - NC/SC
  - Baton Rouge
  - NY/OH
  - Denver
  - Pittsburgh
- **New and expanding markets**
  - Milford DE has a new second interior line that was added last month.

84 LUMBER | OUTLOOK 2026

Market expectations in 2026

- Due to mill curtailments during the holiday's, lumber prices have increased.