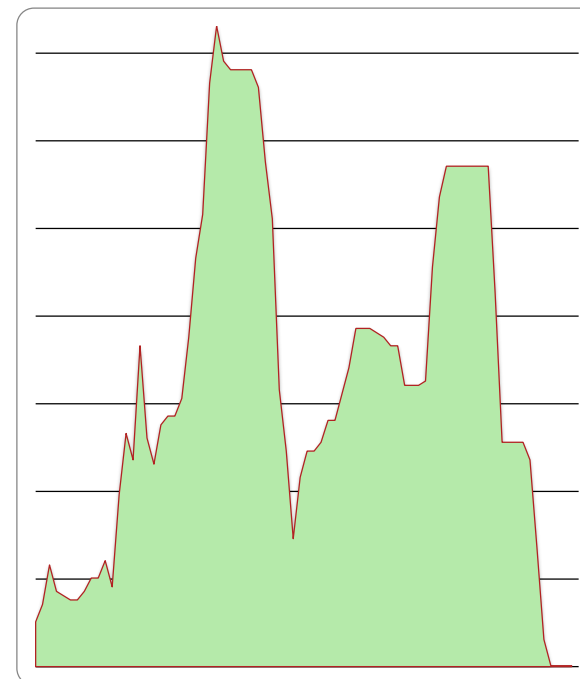
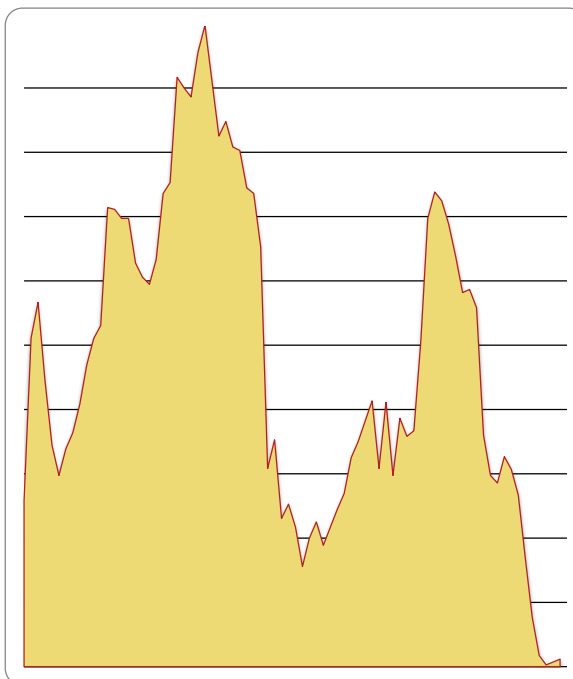


Midwest Framing Lumber Brief

07/18/24

All items are priced as a general market guide. Please call our sales office for specific quotes in your respective market.

	This Week	Weekly Change	Last Year
2X4 #3 SPF KD	450	0	535
2X6 2/BTR SYP KD	416	21	595
2X10 2/BTR SYP KD	474	-5	580
2X12 2/BTR SYP KD	526	0	895
2X4 92-5/8 2/BTR SPF KD	490	0	610
2X4 104-5/8 2/BTR SPF KD	500	0	630
2X6 104-5/8 2/BTR SPF KD	545	0	810
4X8 7/16 OSB	365	0	505
4X8 23/32 OSB T&G	530	0	765
Composite Average	477	02	658



The markets continued their drift to low tide with no substantive changes again this week in lumber or panel pricing. A few items saw moderate upticks though the majority of lumber, studs, and panels saw price depreciation. Summer heat is having an impact on jobsite hours with some areas seeing record highs. This is the mode we are going to remain in throughout the summer. Housing starts rose 3% in June as MF numbers surged 19% from prior month (likely a reporting anomaly) while single-family starts fell to an eight month low. Similarly, MF permits jumped over 15% while SF permits dipped over 2%. Speculation that the Fed will cut rates twice before year's end is offering a glimmer of hope to the housing market, but it would appear that we have a ways to go to get back on track. Enjoy your long days while we have them - stay cool and stay out of the smoke if you can.