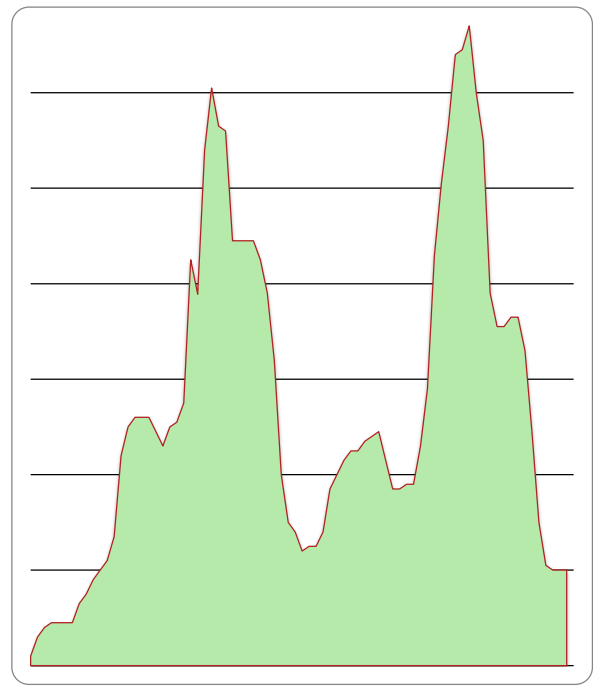
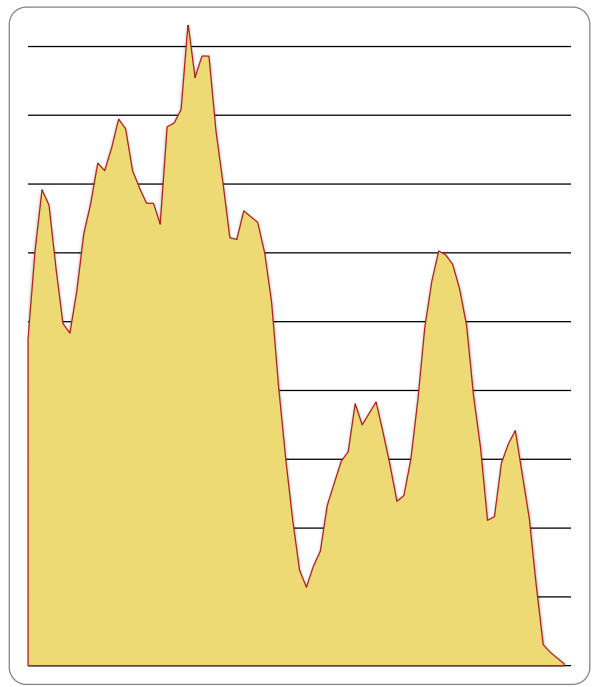


Southeast Framing Lumber Brief

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 2/BTR SYP KD	405	5	455
2X6 2/BTR SYP KD	300	-10	510
2X8 2/BTR SYP KD	320	-5	500
2X10 2/BTR SYP KD	455	-15	500
2X12 2/BTR SYP KD	445	-5	820
2X4 104-5/8 2/BTR SPF	490	0	645
2X6 104-5/8 2/BTR SPF	580	0	840
4X8 7/16 OSB	350	0	425
4X8 23/32 OSB T&G	530	0	630
Composite Average	431	-03	592



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.