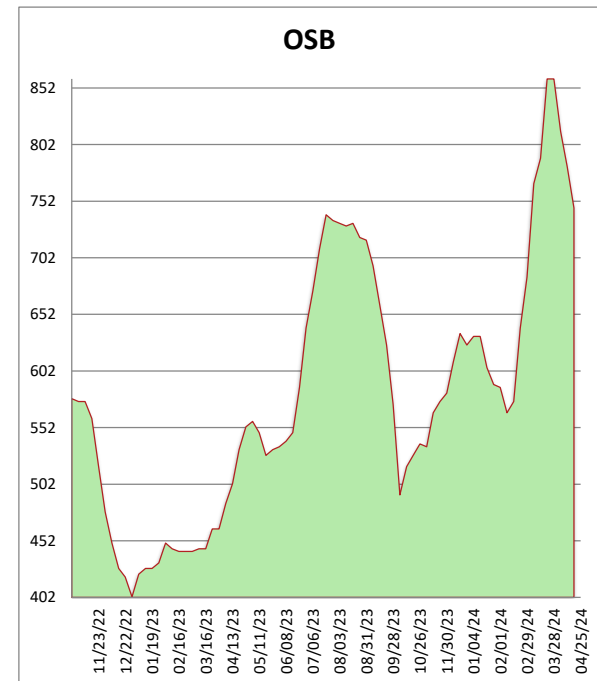
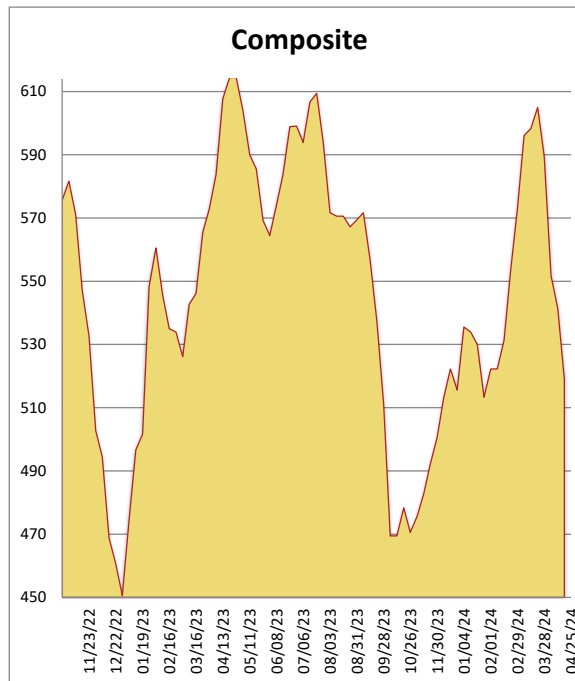


Texas Framing Lumber Brief

04/25/24

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 104-5/8" 2/BTR KD DF	608	-45	670
2X6 104-5/8" 2/BTR KD DF	682	-2	775
2X4 #3 SYP KD	342	-21	510
2X6 #3 SYP KD	311	11	420
2X4 2/BTR SYP KD	342	-21	580
2X6 2/BTR SYP KD	405	-15	495
2X12 2/BTR SYP KD	489	-36	835
4X8 15/32 OSB	687	-29	375
4X8 23/32 OSB T&G	805	-44	595
Composite Average	519	-22	584



Downward momentum continued in most commodity wood markets this week. Last week's doses of negative news in both housing and in the broader economy has served to push buyers even further onto the sidelines. Demand remains to the weak side as we push toward May in what is clearly a supply driven market. Lumber mills are purportedly in the red in some instances and waving the curtailment flag harder and harder. With 30-year mortgage rates climbing at or over the 7-1/2% mark, single family construction of new homes does not have a particularly sunny outlook. Multifamily lending rates continue to hamper activity, too. Meanwhile, the underlying need for housing units continues to back up. At some point she's gonna blow, and then it's off to the races. It will be an interesting summer ahead!