

FORISK NEWS

Q4 2025 Edition • November 20, 2025

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MILL RISK ANALYSIS IN FRQ

This quarter's Featured Research article examines pulp mill closures since 2019 to explore reasons why demand for wood pulp declined in the U.S. and why these individual mills were selected to close. The research also includes **pulp mill risk assessments** for each U.S. region (South, West, and North) with maps to indicate mill-by-mill closure risk scores. Contact Nick DiLuzio (ndiluzio@forisk.com) to learn more about the *Forisk Research Quarterly*.

ABOUT FORISK

Forisk helps the forest industry make better decisions. We discover how things work through conducting applied research related to timber markets, wood bioenergy, and forest operations. Founded in 2004 and headquartered in Athens, Georgia, **Forisk conducts original, nationally cited research**. Leading media outlets – including *The Wall Street Journal*, *New York Times*, and National Public Radio – cite our analysis.

Current Forisk clients account for over 250 million tons of annual wood use and over 100 million acres of timberland ownership in North America. You can learn more about our company, our services, and our products at www.forisk.com.



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Welcome to the Q4 edition of the *Forisk News*!

Since the previous *Forisk News* went to press, Forisk research has been cited in *Bloomberg*, the *Atlanta-Journal Constitution*, and *Agri Investor*, and members of the Forisk team presented research and workshops on timber market analysis, timberland investments, and mill capital investments to audiences and conferences in Alabama, Arizona, Florida, Georgia, Louisiana, Mississippi, North Carolina, South Carolina, and Washington.

Nick DiLuzio, our VP of Business Development, received an Honorary American FFA degree acknowledging his exceptional service to ag and FFA at FFA's National Convention in Indianapolis. Congratulations Nick!

Next Forisk Class: Applied Forest Finance

March 31, 2026

Taught publicly once per year, this live virtual class details the step-by-step financial analysis required to answer key investment and forest management questions. Attendees will learn how to identify, value, and rank timber and forestry investments.

Attendees receive a copy of the updated *Forest Finance Simplified* handbook and the *Aunt Fanny Learns Forestry* book, as well as electronic reference materials and Excel models for reinforcing and applying the concepts learned during the course.

Registration will open in early 2026!

This class qualifies for 6.0 Hours of Continuing Education credit for the following: CFE (Forestry), CLE/MTH (Georgia Master Timber Harvester / Logger), and Georgia Real Estate Appraisal.

[Visit Forisk's website to learn more.](#)

RECENT HIGHLIGHTS FROM FORISK'S BLOG

- [Framing Risk with Respect to Construction Labor Shortages and the Forest Industry](#)
- [The World's Top Pulp Producers and Consumers](#)
- [U.S. Housing Starts Outlook, Q4 2025 Update](#)
- [Timberland Tetris: Putting the Proposed Merger of PotlatchDeltic and Rayonier into Context](#)
- [Forest Finance Fundamentals: Are Your Trees Making You Money?](#)
- [U.S. Southeast Wood Fiber Market Updates](#)
- [Timber Price Math: Benchmarks and Ratios for Forest Owners and Investors](#)
- [Forisk Timberland Transactions: 2025 Q2 Update](#)
- [Regional Pellet Production Efficiency](#)
- [Forisk North American Pulp and Paper Sector Updates](#)

SELECT FINDINGS FROM THE Q4 2025 FORISK RESEARCH QUARTERLY (FRQ)

The Q4 2025 [Forisk Research Quarterly \(FRQ\)](#) includes industry analysis and market forecasts through 2034 for timber prices, logging costs, softwood lumber production, structural panels production, paper and paperboard production, forest supplies, and wood bioenergy markets. **Select summary findings from the Q4 FRQ report include:**

- **Macro and Housing:** The economy grew at a 3.8% annualized pace in Q2 2025. The unemployment rate increased to 4.3%. Yields on 10-year U.S. Treasuries fell to 4.3% in Q3 2025 from 4.4% during Q2. Single family starts declined 4.9% year-to-date through August 2025 compared to last year, while multifamily starts increased 19.4%.
- **Lumber:** North American softwood lumber production gained nearly 7% quarter-over-quarter and increased less than 1% year-over-year through the first two quarters in 2025. The softwood lumber Producer Price Index rose by less than 1% in July 2025 and 5% year-over-year. U.S. South sawmill investments continue with \$1.5 billion in announced projects from 2025 to 2027.
- **Structural Panels (OSB & Plywood):** Quarter-over-quarter average U.S. structural panel prices declined 18% for OSB and 13% for plywood in Q3 2025. Capital projects in the sector will expand North American capacity by 3 BSF and cost ~\$1.7 billion through 2027. Canada accounted for over 45% of all U.S. structural panel imports through September 2025.
- **Pulp & Paper:** Paper and paperboard production is down 2.6% from the same period in 2024. Packaging production fell 2.4% for the quarter, newsprint was down 16.8% from Q3 2024, with printing/writing down 6.7%. Printing/writing and newsprint production continue to decline, while packaging and tissue grow. OCC prices dropped 11% in Q2 and are down 37% year-over-year. Average market pulp prices are down 3% year-over-year. U.S. pulp exports to China are down 48% year-over-year.
- **Wood Bioenergy:** Bioenergy products that pass Forisk's [Wood Bioenergy Database](#) screening plan to consume 97.1 million green tons per year of wood across the country. The U.S. South leads all regions in total projects and demand. Most bioenergy projects continue to be in the biomass-to-electricity, CHP, and pellet segments, though renewable hydrocarbon projects (liquid fuel and biochar) are increasing. Through July 2025, U.S. wood pellet exports increased 2% year-over-year while Canadian wood pellet exports increased 10% through August.
- **Log & Chip Exports:** Through July 2025, U.S. North and U.S. South softwood log exports increased 6% year-to-date, while western softwood log exports decreased 50%. Canadian softwood log exports were down 12% year-over-year through July while U.S. softwood log exports were down 25% through July. U.S. South softwood chip exports for the period were flat over last year. Canada, Japan, and Vietnam, account for 80% of U.S. log and chip exports.
- **Timberland Investments:** Public timber REITs returned -11.3% YTD through October 24th after returning -19.1% in 2024. Rayonier and Weyerhaeuser are trading down year-to-date while PotlatchDeltic is up. As a sector, public timber REITs decreased 7.2% for the quarter according to the market cap weighted [Forisk Timber REIT Index \(FTR\)](#). Just over 1.0 million acres of industrial timberland transactions closed in the United States for the last four quarters. TIMOs accounted for 55% of the acreage bought, while private sellers accounted for 41% of the acreage sold.
- **Forest Operations:** U.S. logging employment over the last 4 quarters declined 3%, led by nearly 4% declines in the U.S. South and West. Canadian employment also dipped 3% year-over-year. Logging wages increased across North America, surging more than 4% in the U.S., with slower growth in Canada. Trucking freight shipments held flat while trucking employment fell another 2%.
- **Timber Markets, U.S. South:** Southern stumpage prices decreased for pine sawtimber and all pulpwood products in Q3 2025, while prices increased for hardwood sawtimber, according to Timber Mart-South. The 2025 forecast for pine sawtimber implies a 1% decrease. Pine pulpwood stumpage prices are projected to increase the most through 2029 in Alabama.
- **Log Prices, Pacific Northwest:** Domestic Doug-fir log prices fell 14% quarter-over-quarter in Oregon and 6% in Washington. Douglas-fir Japanese export (J-sort) prices dipped 1% while export hemlock prices were flat. Forisk's "base case" projects a slight increase for Doug-fir prices in 2025 followed by larger increases in 2026. Logging and hauling costs are projected to increase slightly over the next decade.
- **Hardwood Markets, U.S. North:** Forisk's Hardwood Price Index increased decreased 2.8% in Q2 2025, up 3.9% year-over-year. On a percentage basis, ash sawlog prices in New England decline the most in 2025.

To learn more about the Forisk Research Quarterly (FRQ) subscription, [click here](#) or contact Nick DiLuzio at ndiluzio@forisk.com.

FORISK IN THE NEWS

- ▶ Forisk research cited in *Agri Investor* article "[Timberland models evolve as public and private structures shift](#)".
- ▶ Forisk research cited in Bloomberg article "[Lumber Duties Fail to Stop Price Slump as Housing Demand Falters](#)".
- ▶ Podcast Interview: Brooks Mendell Interviewed on "[Minding the Forest](#)" about forestry economics.
- ▶ Forisk article "[Are Your Trees Making You Money?](#)" featured in *LandThink*

UPDATES FROM FORISK

- ▶ **December 11, 2025:** Shawn Baker will teach a session of the [FRA Timber Harvesting & Transportation short course](#) in Athens, GA.
- ▶ **January 22, 2026:** Brooks Mendell will present "Looking Ahead at Timber and Timberland Markets" at the [ApSAF Conference](#) in Greenville, SC.
- ▶ **March 2, 2026:** Amanda Lang will present "Timber Market Outlook and Silvicultural Implications" at the [SESAF meeting](#) in Gainesville, FL.
- ▶ **April 15, 2026:** Amanda Lang will present "Fiber and Timber Markets and Supplies" at the [Wood Bioenergy Conference](#) in Atlanta, GA.
- ▶ **April 16, 2026:** Amanda Lang will present "Fiber and Timber Supply and Outlook" at the [PELICE Conference](#) in Atlanta, GA.
- ▶ **May 19, 2026:** Brooks Mendell will keynote the [FRA Annual Meeting](#) in Charleston, SC.

FORISK RESEARCH & DATA SUBSCRIPTIONS

- ▶ [Forisk Research Quarterly \(FRQ\)](#)
- ▶ [Forisk Custom Market Forecast \(CMF\)](#)
- ▶ [Forisk Wood Fiber Review \(WFR\)](#)
- ▶ [Forisk North American Mill Capacity Database](#)

Contact Nick DiLuzio to learn more about any of these products:
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SPECIAL RESEARCH IN THE Q4 FRQ

Featured Research Article: Pulp Mill Closures and the Outlook for the U.S. Paper Sector

Our featured research examines pulp mill closures since 2019 to explore reasons why demand for wood pulp declined in the U.S. and why these individual mills were selected to close. This article also provides an outlook for paper production in the U.S. with implications on pulp mills. [Note: this edition of the *FRQ* also includes **pulp mill risk assessments for each U.S. region** (South, West, North) with maps to indicate mill-by-mill closure risk scores.]

Market Update, Q4 2025: In this edition of quarterly observations and summary analysis of forest industry trends, we begin by framing the risk associated with labor constraints in the construction industry. Then, we provide context for the announced merger of timber REITs PotlatchDeltic and Rayonier. Finally, we introduce the first "Reading the FRQ" guide to efficiently find content of interest to you.

Forisk Facts & Figures: Forisk's quarterly "story in three slides" summarizes changes in timberland area across the U.S. South over the past 15 years. What are the inventory implications of a growing (or shrinking) forest land base?

SIGNIFICANT MILL CLOSURES AND BILLION DOLLAR INVESTMENTS: UPDATES ON THE U.S SOUTH PULP AND PAPER SECTOR

Each quarter, Forisk compiles data on mill activity through its ongoing tracking of wood-using facilities as part of Forisk's [North American Forest Industry Capacity Database](#) (Mill Capacity Database), a database of over 2,300 wood-using mills in North America. The recent closures of the IP mills in Savannah and Riceboro, GA are the latest in a series of closures announced across the U.S. South. While the closures are what often show up in the headlines, there have been several announcements about investments over the last quarter as well. A summary of announcements from the pulp and paper sector in the U.S south are provided in the release. [Read the full Research Release here.](#)

CLOSURES, TARIFFS, AND POLICY CREATE UNCERTAINTY IN FIBER MARKETS

The [Forisk Wood Fiber Review \(FWFR\)](#) reports that weighted average U.S. prices for roundwood and chips (combined) fell 3% in Q3 2025 and are down 3% from Q3 2024. The same prices in Canada were flat for the quarter but up 9% year-over-year. Softwood roundwood prices fell in every U.S. region this quarter after increasing in Q2. Softwood roundwood prices in the Northeast dropped 13% for the quarter while softwood residual chip prices were up 10%. Prices in this region have seen more variation as the market is affected by duties and tariff concerns.

Canadian chip prices were flat for the quarter but have increased 8% year-over-year. In British Columbia, softwood pulplog prices were flat for the quarter again. Delivered softwood chip prices were flat in Alberta and East Ontario/Quebec for the quarter. [Read the full Research Release here.](#)