

Builders. Market Update

9-20-21

"People who say it cannot be done, should not interrupt those who are doing."

George Bernard Shaw

Market Information



The Market Update, in existence since 2012, is published on a weekly basis and is intended to be a source of lumber and commodities information for the present & future and pricing trend information. We appreciate receiving some of this information from Forest Economic Advisors, RISI Inc and LMC.

Builders values the opportunity to serve its customers in Colorado & Nebraska and provide you with Lumber & Panel price guidelines as well as Commodities information.

Housing Stats

Among new US single-family homes started in 2020, 3% had one full bathroom or fewer, 65% had two bathrooms, 25% had three bathrooms and 7% had 4 bathrooms or more; shares of new single-family homes with two or three bathrooms increased from 2019

National Association of Home Builders (NAHB) (09/14)

Fully 67.1% of US single-family homes started in 2020 were built within a community or homeowner's association, a record high since 2009; total of 657,378 homes with community associations were started in 2020, compared to 545,000 in 2019

National Association of Home Builders (NAHB) (09/10)

LP Siding and OSB

The siding business will be capacity constrained until Houlton (Maine) starts up in Q1/22 – While growth will be challenging in the near-term given that LP has sold out for the rest of the year, the start-up of Houlton next year and Sagola in 2023 will provide more capacity to support volume growth.

Several options to sustain growth after Sagola (Michigan)– Management is already planning for more capacity after Sagola, with options including Peace Valley (BC), Maniwaki (QC), Cook (Minnesota), Val-d'Or (QC), and/or additional press lines at existing facilities. On the conversion side, Maniwaki is slightly preferable to Peace Valley given that it would be more straightforward to convert.

While additional siding capacity is very much needed, it will all come at the expense of OSB, which is already undersupplied.

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Price Increase Announcements:

L1/L2	Vendor	Announced Increase Amount	Price Increase Date	L1/L2	Vendor	Announced Increase Amount	Price Increase Date
BLDMT	Nudo	8.0%	9/1/2021	Tools	Bosch	Varies	9/1/2021
BLDMT	Clark Dietrich	10.0%	9/1/2021	Tools	Milwaukee	4.7% average	11/1/2021
BLDMT	Clark Dietrich	10.0%	10/1/2021	Tools	Stabila Levels	7%	10/1/2021
BLDMT	Clark Dietrich	10.0%	11/1/2021	Tools	Tajima Hand tools	Varies	10/1/2021
BLDMT	Simpson	14.0%	10/15/2021	Tools	Kregg	Not Stated	10/1/2021
BLDMT	Chamberlain	7.0%	9/1/2021	Hand Tools	Kapro and US Tape	6-17%	10/1/2021
BLDMT	Holmes Garage Door	22.0%	9/15/2021	Appliances	Samsung Refrigeration	\$100/Unit	9/30/2021
BLDMT	NUDO FRP	4.5%	10/1/2021	MILL	Larson Storm Doors	7-8%	10/18/2021
Deck	Timbertech	4-20%	9/6/2021	PAINT	DAP	5-9%	12/1/2021
Deck	Trex	10-12%	10/1/2021	PAINT	Rustoleum	9.0%	9/1/2021
Drywall	American	Not Stated	9/12/2021	PAINT	Whizz	10.0%	9/1/2021
Drywall	National	Not Stated	9/13/2021	PAINT	Henry Adhesives	5-10%	10/1/2021
Drywall	National/Proform	Not Stated	10/4/2021	ROOF	Atlas	5-10%	8/30/2021
Drywall	USG	15-40%	9/13/2021	ROOF	Central States	Varies	8/30/2021
Drywall	GP	Not Stated	9/13/2021	ROOF	Tamko	6%	8/30/2021
Insulation	Greenfibre (Cellulose)	Fuel Surcharge	9/6/2021	ROOF	Owens Corning	5-7%	8/30/2021
Insulation	Rockwool	10.0%	9/1/2021	ROOF	GAF	4-7%	8/30/2021
Insulation	Dow	8.0%	10/1/2021	ROOF	IKO	6-10%	9/1/2021
Insulation	Atlas Foam	10.0%	10/1/2021	ROOF	Certainteed	6%	9/7/2021
Insulation	Reflectix	5%	9/17/2021	Siding	Plygem vinyl	5%	8/30/2021
Insulation	OC Foamular	8%	10/1/2021	Siding	Versetta Stone	10%	9/1/2021
Insulation	Atlas Poly iso	10%	10/1/2021	Siding	RealStone Wausau	25%	9/1/2021
Insulation	Silvercote	8%	10/11/2021	Siding	Royal Vinyl	10-12%	10/1/2021
Insulation	OX Engineered	3-10%	10/4/2021	Siding	CertainTeed Vinyl	10%	10/18/2021
Hardware	Schlage	3%	10/1/2021	Windows	Cascade	10%	9/27/2021
Flooring	Mohawk	6% rug \$.02 hard	9/13/2021	Windows	Jeldwren	12%	11/10/2021
Flooring	Dreamweaver	Not Stated	8/30/2021				

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Current Lead Times:

L1/L2	Vendor	Current Leadtime	L1/L2	Vendor	Current Leadtime
BLDMT	Napco	8+ weeks	PAINT	DAP	7 weeks
BLDMT	Rebar	8+ weeks	PAINT	Dupont Foams	6-8 weeks
BLDMT	Clark Detrich	8 weeks	ENGLB	Roseburg	29 Weeks
DECK	Trex	6-8 weeks	ENGLB	TJI	14 weeks
DRYWL	GP	4-6 weeks	ENGLB	RIM	8+ weeks
DRYWL	USG	Allocation	ENGLB	LSL	10 weeks
DRYWL	American	7-10 weeks	MILL	Hardwood Boards	5 weeks
DRYWL	Certainteed	Allocation	MILL	BayerBuilt	4-6 weeks
FENCE	UFP Trt DE	4-6 weeks	MILL	Central	7-9 weeks
INSUL	Knauf	6-8 weeks	WIND	Marvin	10 weeks
INSUL	Reflectix	6 weeks	WIND	Pella- wood	7-11 weeks
INSUL	Dupont/Dow	4 weeks	WIND	Pella- impervia	2-11 weeks
INSUL	Certainteed	Allocation	WIND	Pella- vinyl	4-18 weeks
HARDWARE	Locksets	8-12 weeks	WIND	WeatherShield	8-15 Weeks
PTOOL	Dewalt	4-6 weeks	ROOF	Tamko	4 weeks
PTOOL	Milwaukee	5-8 weeks	ROOF	Atlas Roofing	Allocation
SAFETY	3M	Q4 2021	ROOF	CertainTeed Roofing	Allocation
SAFETY	<i>Filters</i>	Q3 2021	ROOF	IKO Roofing	Allocation
SAFETY	<i>Masks</i>	Q4 2021	ROOF	Owens Corning Roofing	Allocation
APPL	Samsung	4-8 weeks	ROOF	Lomanco	6 weeks
APPL	Almo	16 weeks	ROOF	AirVent	12 weeks
APPL	Whirlpool	10-16 weeks	ROOF	Epilay	3 weeks
APPL	<i>Freezers</i>	Q1 2022	ROOF	GAP	9 weeks
KITCH	Schrock Entra	12-16 weeks	ROOF	Tarco	8 weeks
KITCH	Schrock Trademark	15 weeks	SEAS	Yeti	16 weeks
KITCH	Schrock Boutique	14-16 weeks	SEAS	Traeger	6 weeks
KITCH	Fieldstone	22-24 weeks	SIDE	LP- Prefinished	2 weeks
KITCH	Norcraft Signature	19-21 Weeks	SIDE	LP- Primed	16+ weeks
KITCH	Norcraft Pivot	17 weeks	SIDE	Collins Truwood	12 weeks
KITCH	Ultra Craft	18-20 weeks	SIDE	Hardie	10+ weeks
LIGHT	Thomas	8 weeks	SIDE	Plygem	12 weeks
LIGHT	Hunter	9 weeks	SIDE	Fypon	5 weeks

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THE BOTTOM LINE: Builders price motion this week:

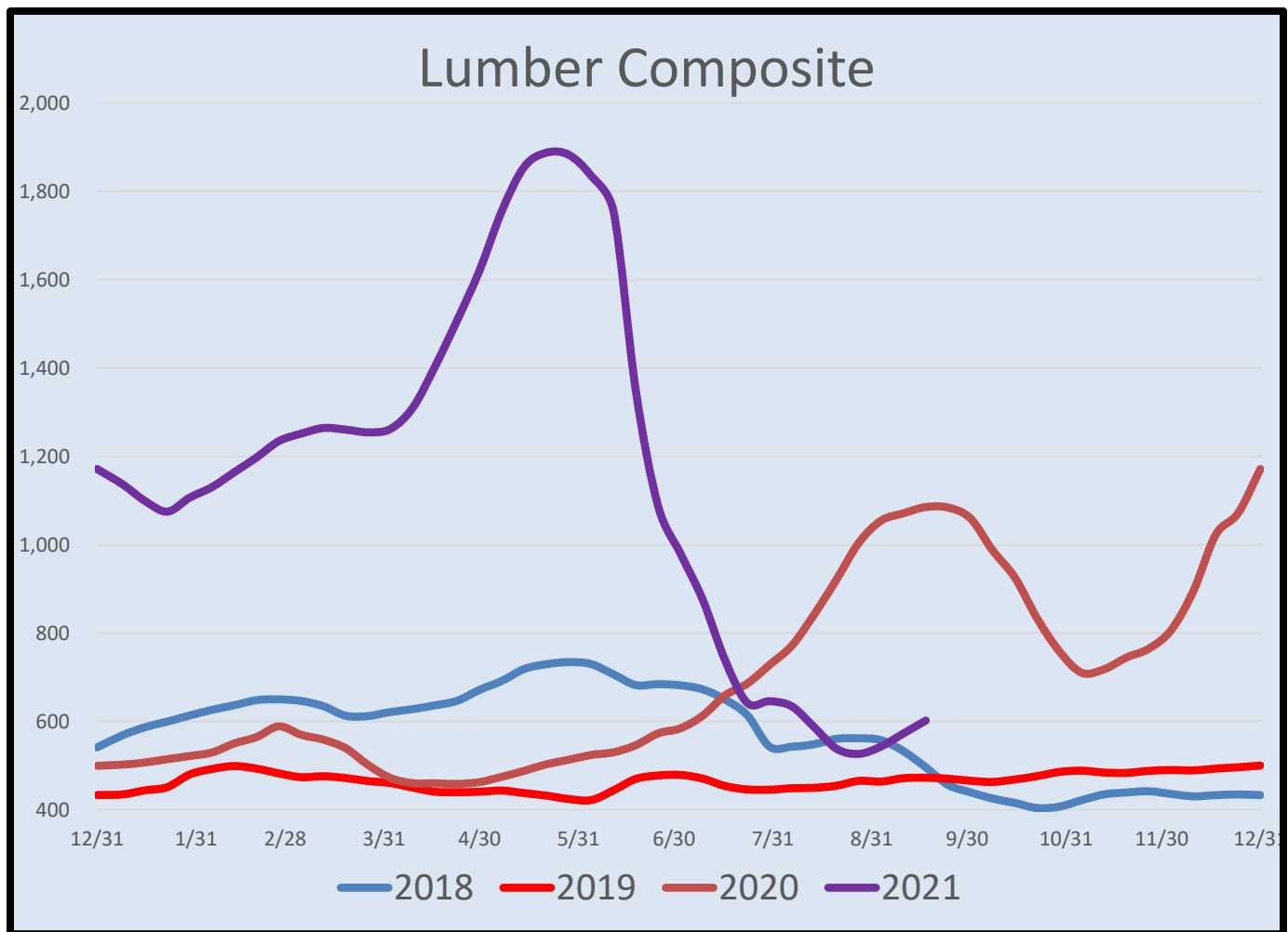
Price Change From Prior Week					9/17/21	vs	9/10/21		
Lumber Futures			Nov	↑ 29	Jan	↑ 22	FOB Mill	↑ 12	
Size	Coastal Hem Fir	Inland Fir	Doug Fir	Intf. Fir/Larch	#2 SPF Denver	#2 Euro (East Cst)	Premium SPF Grand Island	#2 SPF Grand Island	2x4 #1 SYP (central)
2x4 #2&Btr	↑ 30	↑ 70	↑ 25	↑ 50	↑ 12	↑ 12	↑ 12	↑ 12	↑ 15
2x6 #2&Btr	↑ 15	↑ 40	↑ 30	↑ 45	↑ 27	↑ 27	↑ 27	↑ 27	↑ 13
2x8 #2&Btr	↑ 10	↑ 10	↑ 10	↑ 25		(SPF)	↑ 10		↑ 25
2x10	↑ 20	↑ 20	↑ 20	↑ 30		(Hem Fir)	↑ 15		↑ 15
2x12	↑ 20	↑ 30	↑ 15	↑ 35		(Hem Fir)	↑ 20		↑ 10
2x4 Util	↑ 13	↑ 25	↑ 13	↑ 25					
2x6 Utility	↑ 13	↑ 13	↑ 13	↑ 13					
MSR		GI			Denver				
	DF 1800	DF 2400	2x3 #2 SPF	DF 1800	DF 2400	DF 2850	SPF 1650		
2x4	↑ 33	↑ 40	↓ -15	↑ 33	↑ 40	↑ 40	↑ 20		
2x6	↑ 15	↑ 40		↑ 15	↑ 40				
Studs									
Studs	Hem Fir #2 Studs	White Fir	Doug Fir #2	Fir/Larch	Western SPF Denver	Apollo SPF Prem Grade	Premium SPF	Saratoga Blanca	
2x4 92	↑ 40	↑ 50	↑ 25	↑ 50	↑ 30	↑ 10	↑ 14	→ 0	
2x4 104	↑ 40	↑ 30	↑ 35	↑ 45	↑ 45	↑ 41	↑ 41	→ 0	
2x4 116	↑ 25	↑ 30	↑ 30	↑ 45	↑ 45	NA	→ 0	→ 0	
2x6 92	↑ 30	↑ 30	↑ 20	↑ 35	↑ 10	→ 0	→ 0	↑ 57	
2x6 104	↑ 30	↑ 20	↑ 30	↑ 55	↑ 35	→ 0	↑ 8	→ 0	
2x6 116	↑ 30	↑ 20	↑ 30	↑ 55	↑ 35	NA	→ 0	→ 0	
Denver OSB						ZIP			
OSB	7/16	15/32	15/32 Struc 1	19/32	3/4 T&G	7/16	1/2	Advantech	1 1/8"
4x8	↑ 10	↑ 10	↑ 10	→ 0	→ 0	↓ -9	↑ 10	→ 0	→ 0
4x9	↑ 10	↑ 10	↑ 10			↓ -9	5/8	R3	→ 0
4x10	↑ 10	↑ 10				↓ -9	→ 0	R6.6	→ 0
Grand Island OSB						ZIP			
OSB	7/16	15/32	15/32 Struc 1	19/32	3/4 T&G	7/16	1/2	Advantech	1 1/8"
4x8	↑ 10	↑ 10	↑ 10	↑ 10	↑ 10	↑ 5	↑ 5	→ 0	→ 0
4x9	↑ 10	↑ 10	↑ 10	Durastrand	↑ 10	↑ 5	5/8	Blue+	
4x10	↑ 10			1/4"	↑ 10	↑ 5	→ 0	→ 0	
Quake Zone	110 7/16"	122 7/16"	134 7/16"		110 7/16"	122 7/16"	134 7/16"		
Denver	↑ 10	↑ 10	↑ 10	GI	↑ 10	↑ 10	↑ 10		
4x8 Plywood	3/8	15/32-4		19/32	23/32	23/32 UL	1 1/8 UL		
Western	↑ 5	↑ 17		↑ 5	→ 0	↓ -25	↓ -20		
SYP West	→ 0	→ 0		→ 0	→ 0	→ 0			

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Lumber:

Even with demand waning, prices continued to rise. Perfect set up for a slow slide until Halloween. I believe this is a small bump that will normalize (if normal even exists) as we move through the fall. Way too many unknowns on everything but framing lumber are slowing down the take away. Our composite moved up another 5% this week and now stands at +13.7% for the month.

Lumber Composite			
Today	1 week ago	1 month ago	1 year ago
602	573	538	1,071
% +/-	5.1%	11.9%	-43.8%



The Lumber Composite is a weighted average of HF, DF, SPF dimension and studs as well as Fir and DF wides

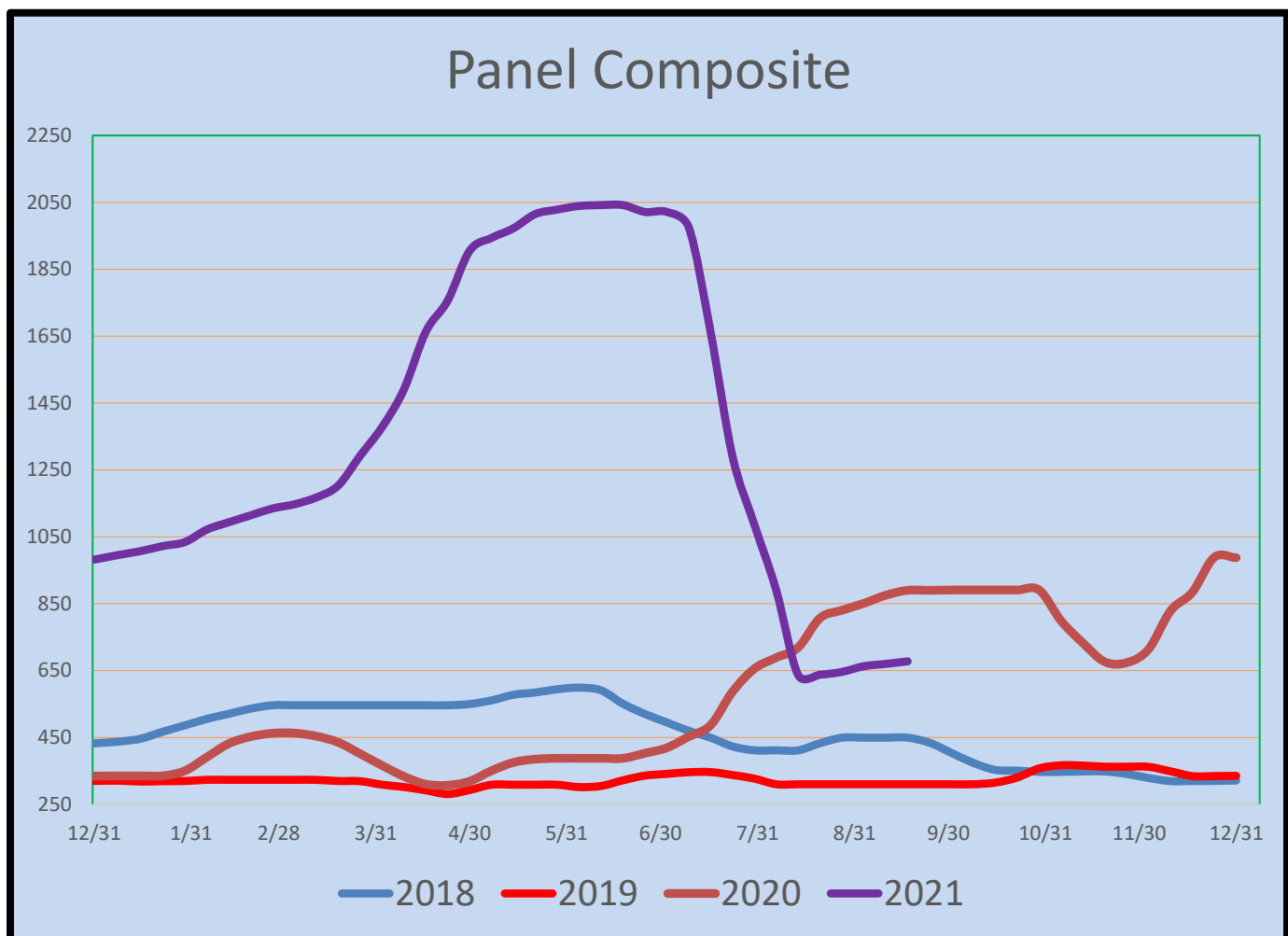
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Panels:

MDI resin issues remaining a talking point, but overall it is steady as she goes. Just enough demand to keep an even flow of product.

Overall modest gains, but steady gains for the week. Up 1.1% for the 2nd week in a row and 6.3% for the month.

Panel Composite			
Today	1 week ago	1 month ago	1 year ago
\$ 677	\$ 670	\$ 637	\$ 875
% +/-	1.1%	6.3%	-22.6%



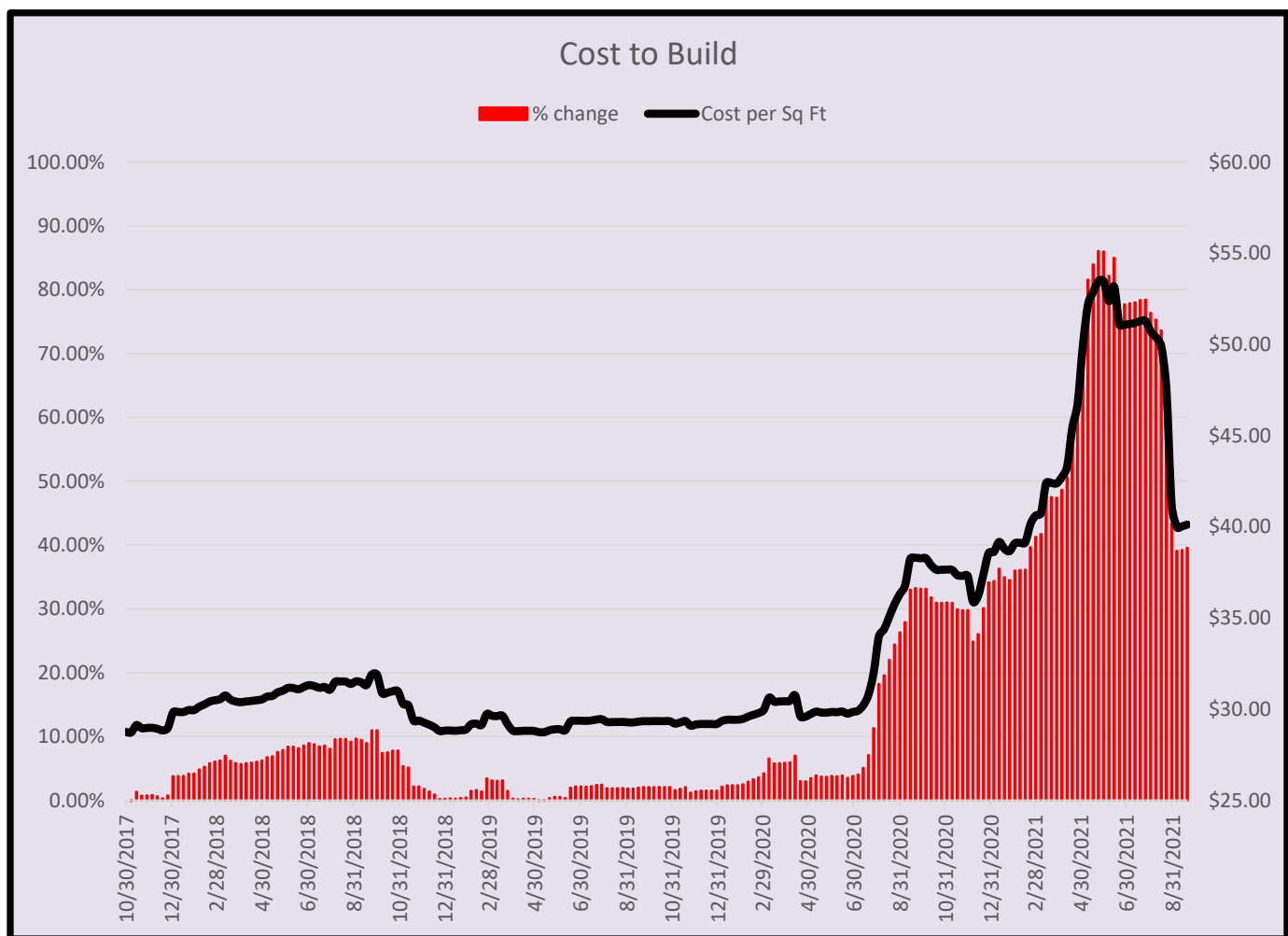
The OSB Composite is a weighted average of both Colorado and Nebraska panels from 7/16 through 23/32 T&G.

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The cost of a home, with pricing updated weekly, so you can get a sense of the total cost, not just studs or 7/16.



This design is a combination of the following: Plan Collection #109-1098, 131-1162; Houseplans #124-141; Homeplans #homepw00783



1,452 sq. ft. three bedroom, two-bath ranch w/attached 2-car garage

Includes: All framing materials from the basement to the roof, Pella windows, vinyl siding, aluminum soffits and trims, laminate roofing, entrance doors, insulation (installed), drywall, interior flush oak doors and trim, oak stair rail, closet shelving and hardware, treated deck, 2 egress windows with area walls and covers in the basement, fasteners. #44245 #E144768