THE LUMBER DAILY

Friday, June 26, 2026
Private Timber Edition
Est. 2026 | Vol. 1, No. 68

MARKET PULSE | Lumber $624 | WTI $71 | S&P 7,357 | 10yr 4.4%

TOP STORIES

A 117-Year-Old Washington Lumberyard Closes as Its Owner Retires

Washougal Lumber Co. in Washougal, Washington, will close June 30 after 117 years, the company said this week, as its fourth-generation owner steps back. The owner told a trade outlet the business is performing well, but he chose to wind it down as he reached his 60s and tended to family matters. The yard traces to 1909, when a Vancouver, Washington, sawmill operator launched it, and it passed through three more generations of the same family before the current owners took over in 1992. The owner said he hopes to sell the building to a buyer who keeps it running as a hardware store and lumberyard rather than redevelop the site. The closure removes one of the older independent building-material yards in the lower Columbia River area, where consolidation and retirements have steadily thinned the ranks of single-location dealers.

New-Home Sales Fell 7.3% in May as Affordability Bit

Sales of new single-family homes dropped to a seasonally adjusted annual rate of 580,000 in May, the Census Bureau and the Department of Housing and Urban Development reported June 24. That is 7.3% below April's revised 626,000 pace and 6.8% below the May 2025 level. The median price of a new home sold was $424,900. Inventory rose to 496,000 homes for sale, a 10.3-month supply at the current sales rate and one of the deepest backlogs in years. Builders pointed to elevated mortgage rates, sticky inflation and buyer caution. The print matters for wood demand because new single-family construction is the largest single draw on framing lumber, and a slower sales pace with swelling inventory gives builders little reason to start more homes.

■ DEEP DIVE: THE WEST COAST PRIVATE-TIMBER SQUEEZE

A Rule With a Deadline

Washington's new Type Np rule takes effect August 31. Adopted by the state Forest Practices Board in November 2025, it expands the protected buffers loggers must leave along Type Np waters, the small, perennial streams that flow much of the year but do not support fish. Those headwater channels lace through productive Douglas-fir ground in the Cascade and Coast Range foothills, so wider no-cut and partial-cut zones pull acres out of each harvest unit. The Washington Department of Natural Resources (DNR) administers the forest-practices permits that the rule will govern. The August 31 date sets a hard line: harvest plans approved and underway under the current standard carry different buffer requirements than those permitted afterward.

The Pull-Forward

DNR's own revenue forecasting flags the predictable response. Private timberland owners have an incentive to move harvests up and cut under today's rules before the new buffers apply, and the agency expects that pull-forward to lift near-term log volumes. A summer bulge in private logs is supply borrowed from later quarters, not new wood. Once the rule is live, the same acres yield fewer merchantable logs per pass, so the bump should give way to a step-down. Owners weighing whether to defer a stand will also watch a soft lumber market and rangebound prices near $624, which argue against rushing wood out the door into weak demand.

What It Means for the Log Deck

Independent Washington mills that buy on the open market should treat the next two months as the loose end of the rope. The pull-forward briefly eases a fiber supply that has been tight across the West Coast, where operators already compete with log exporters for the same timber. After August 31, the combination of smaller per-unit harvests and any owners who chose to defer points to a thinner private log flow into autumn. Mills that lock summer volume now, rather than chase spot logs in the fall, are positioning for the squeeze the calendar is setting up.

WHAT YOU MISSED YESTERDAY

Thursday, June 25 - business, markets, and the broader economy.

- US stocks finished mixed. The Dow Jones Industrial Average rose 0.14% to 51,920.62, while the S&P 500 was essentially flat at 7,357.49 and the Nasdaq Composite fell 0.46% to 25,358.60, its fourth straight decline.
- The 10-year Treasury yield held around 4.4%, easing as fading Middle East tension pulled energy prices and inflation worries lower.
- WTI crude firmed to about $71 a barrel as traders watched shipping through the Strait of Hormuz.
- Large technology shares led the drag after Apple and Microsoft signaled consumer-hardware price increases tied to higher memory-chip costs.
- The hardware-price moves followed strong memory-chip earnings earlier in the week, which lifted chip prices but raised costs for device makers.

INDUSTRY & COMPANY NEWS

- **Deckorators** opened its first Northeast manufacturing plant with a June 25 ribbon cutting in the Buffalo, New York, area. The site brings composite-decking production closer to eastern markets and trims freight on boards that compete head-on with cedar, redwood and pressure-treated southern pine. Composite capacity has kept expanding even as softwood sawmills curtailed over the past year, narrowing the wood-decking aisle at the premium end.
- **Western Window Systems**, the Phoenix-based maker of moving glass walls and large-format windows and doors, is rebranding as Western Architectural Openings. The new name signals a push beyond residential into the broader architectural-openings market, where the company competes with millwork and fenestration suppliers on high-end and custom projects.

■ DEMAND & MARKETS

INDICATOR	LEVEL	TREND
New-home sales (May, annual rate)	**580,000**	Down 7.3% from April; -6.8% year over year
New-home median price (May)	**$424,900**	Inventory at 10.3 months, among the deepest in years
30-year fixed mortgage	**6.49%**	Up from 6.47%; below 6.77% a year ago
Lumber futures	**~$624/MBF**	Eased off the late-June eight-month high near $630
10-year Treasury yield	**~4.4%**	Lower as Middle East risk fades
US hardwood lumber exports (Feb)	**$137.6M**	Up 3.2% from January; oak 53.4% of value
Top hardwood export market	**China, 35.1%**	Vietnam shipments fell 26% the same month

■ THE BOTTOM LINE

Three things for your Friday. The closing of a 117-year-old Washington yard is a reminder that much of the West Coast's independent distribution is aging out, with retirements doing what no downturn could. Demand offers no offset: new-home sales fell to a 580,000 annual rate in May with a 10.3-month supply of unsold homes, capping any upside even as lumber holds near $624. And the calendar is about to bend private log supply, as Washington's August 31 riparian rule pulls harvests forward into the summer and points to a thinner flow afterward. Mills short on fiber have a narrow window to buy before the squeeze the rule is setting up arrives.

Not financial advice. For informational & entertainment purposes only.
© 2026 The Lumber Daily. All rights reserved.