



Redwood and Douglas-fir Stumpage Price Trends In Coastal California

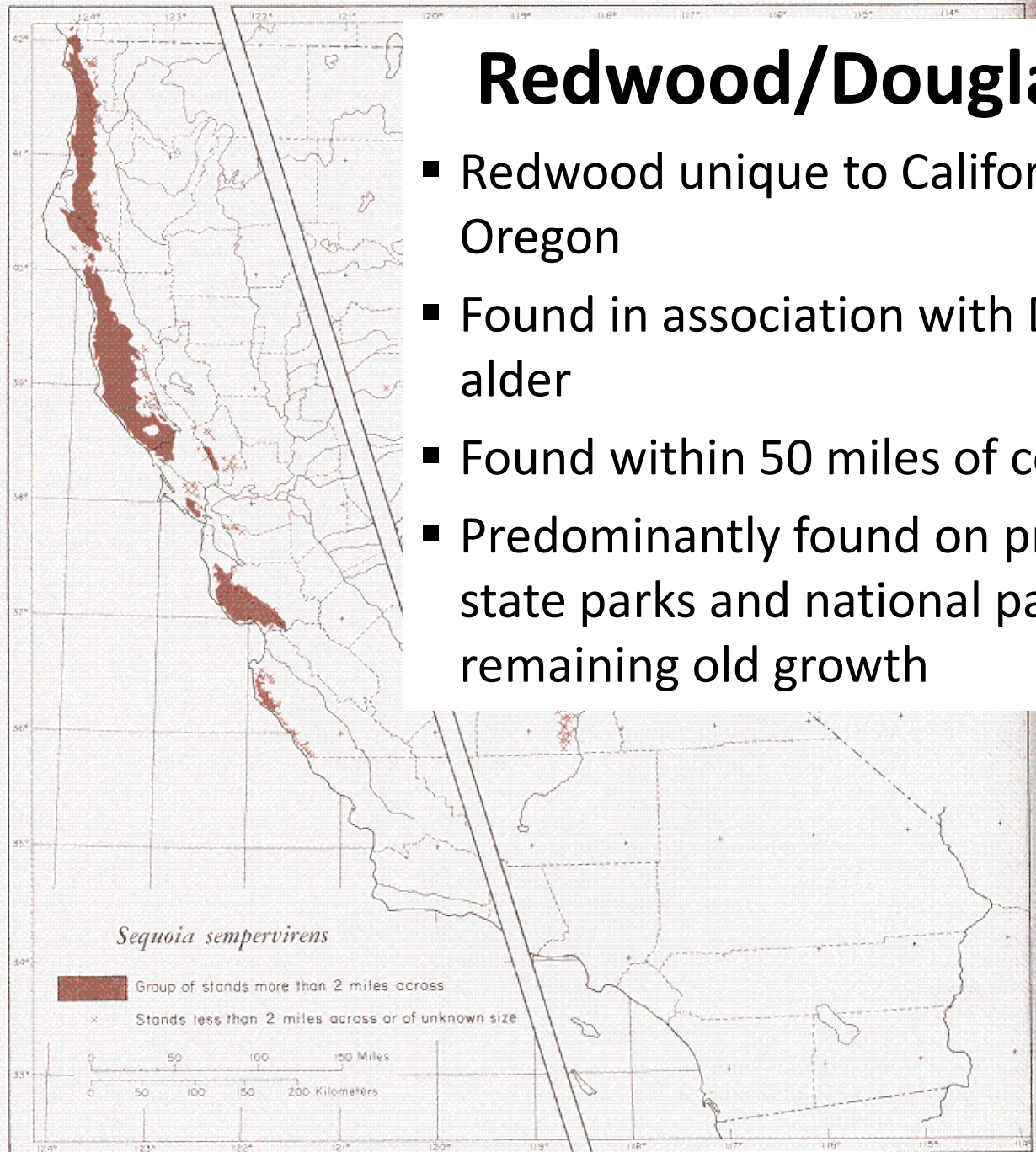


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Redwood/Douglas-fir Forests

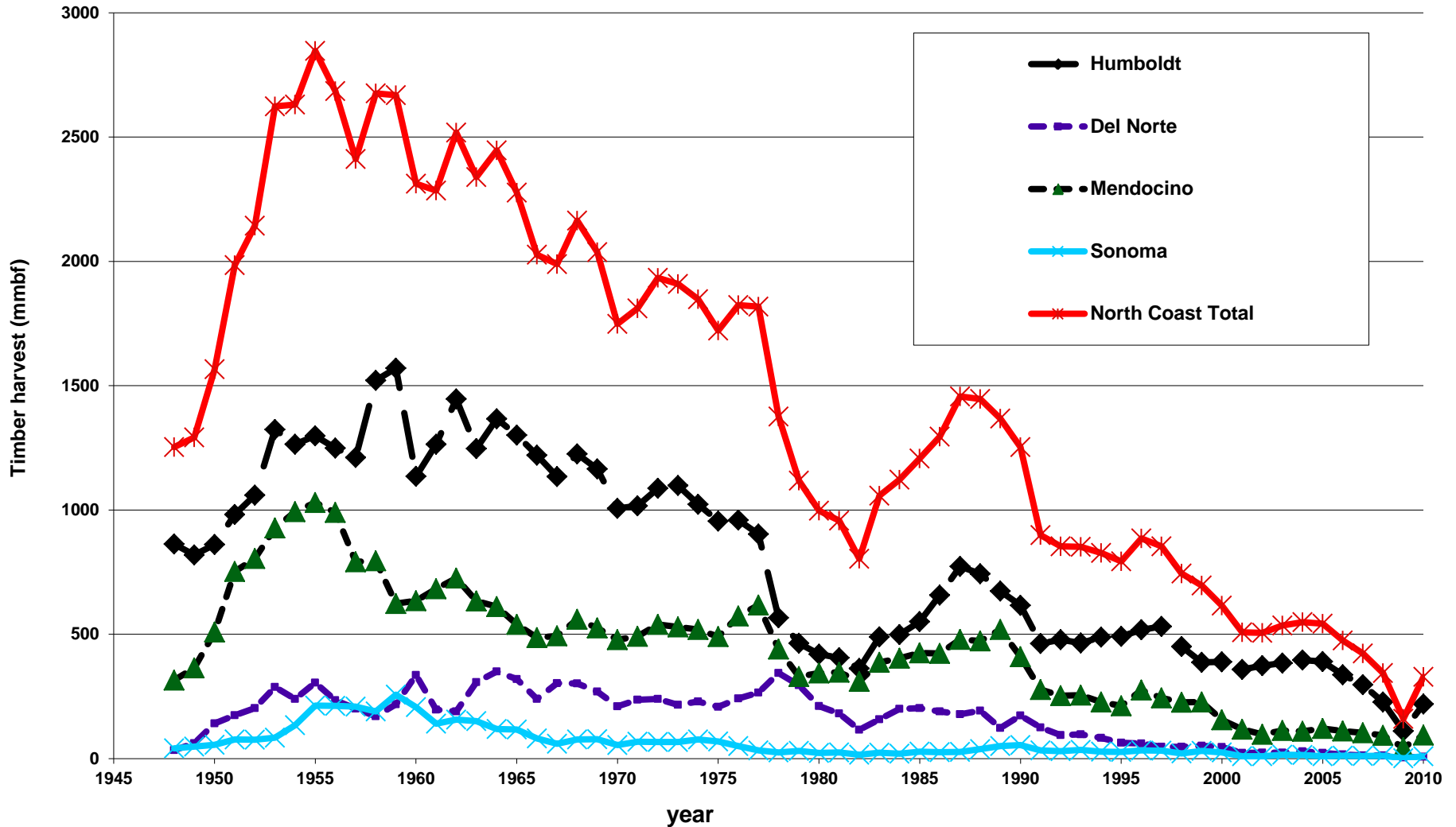
- Redwood unique to California and southern Oregon
- Found in association with Douglas-fir, tanoak, alder
- Found within 50 miles of coast, in fog area
- Predominantly found on private lands, with state parks and national parks holding most remaining old growth



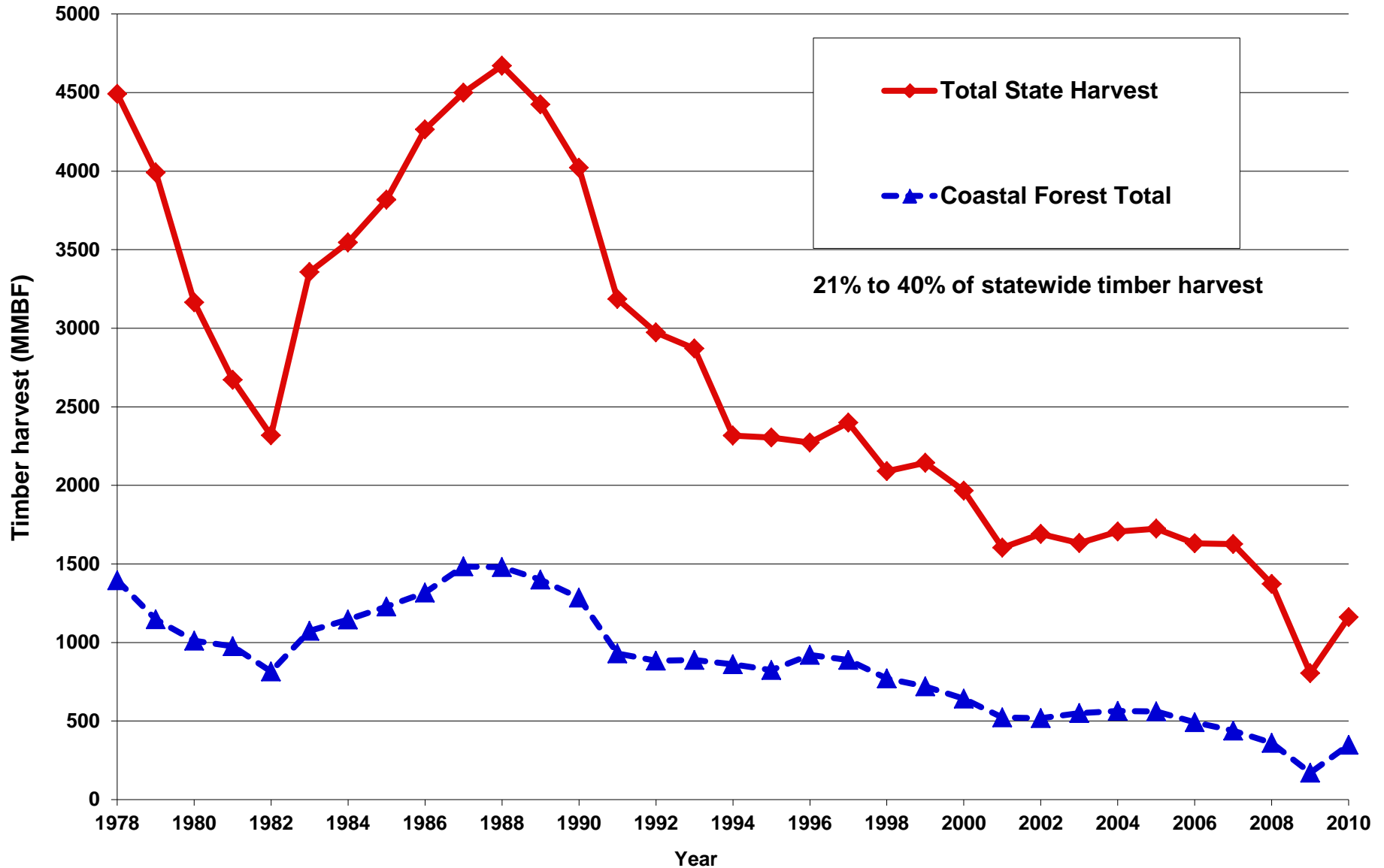
**California's
North Coast**



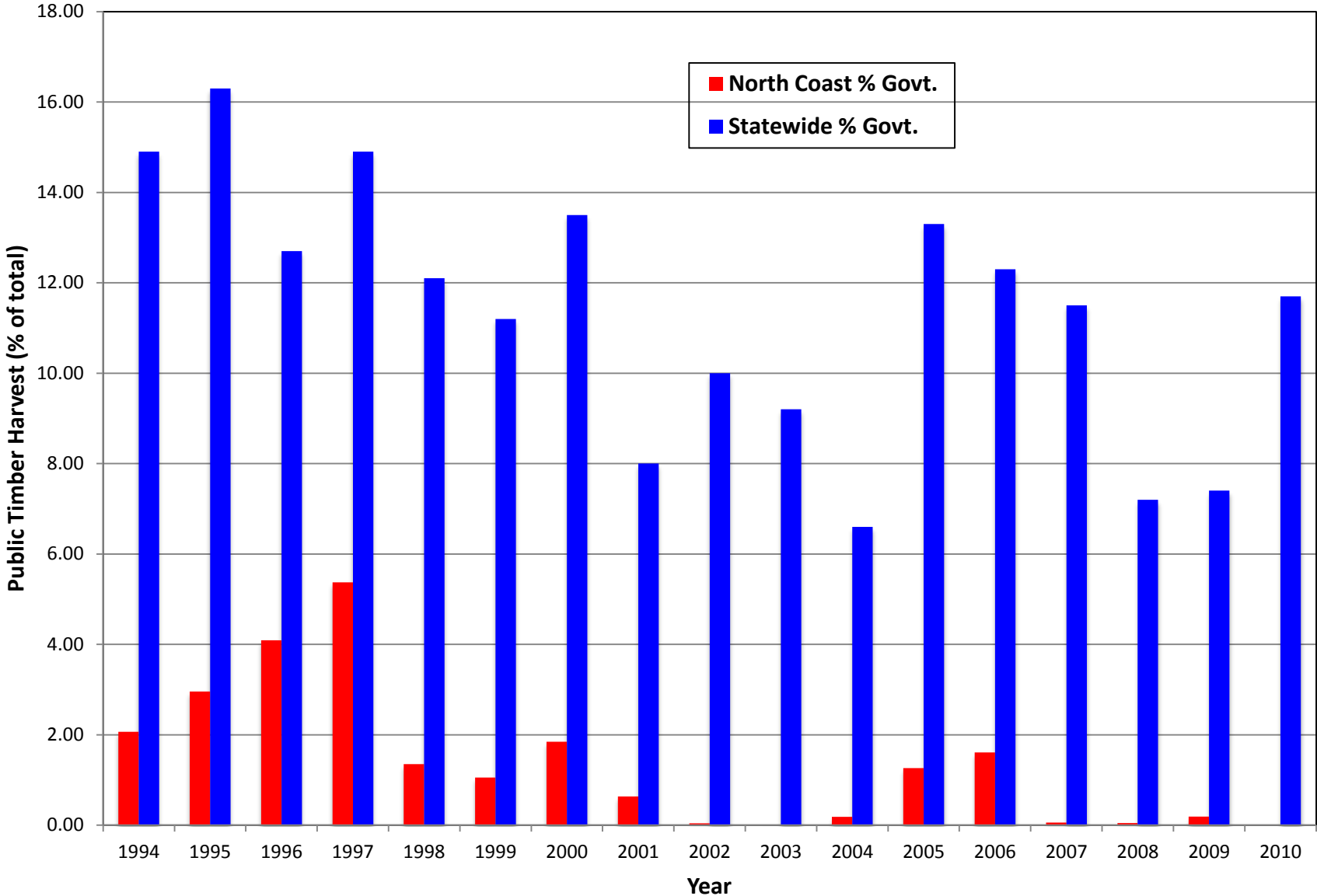
Historical Timber Harvest – 1948-2010



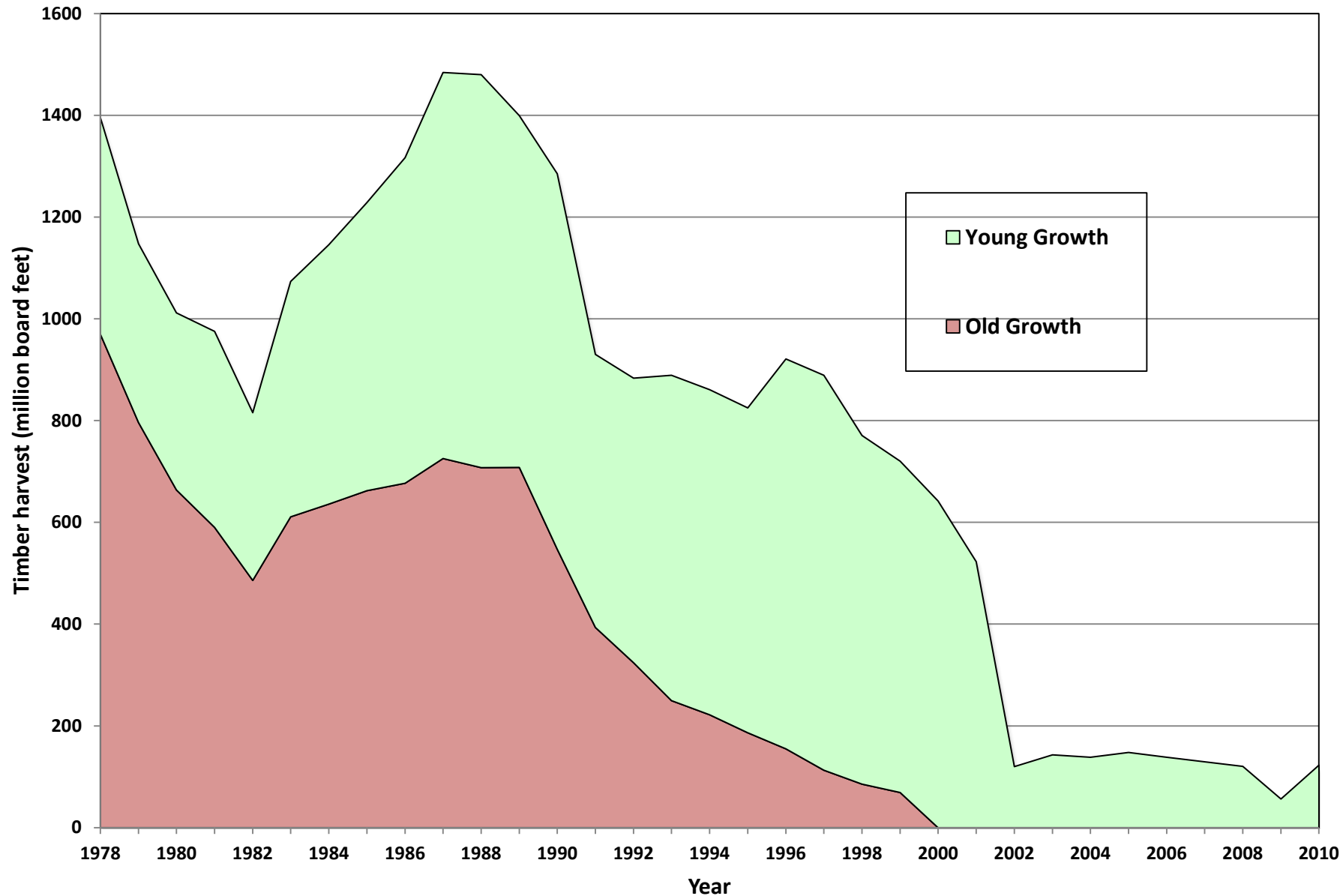
Coastal Harvest vs. State Totals – 1978-2011



Public Timber Harvest – North Coast vs. State Totals



Old Growth vs. Young Growth Harvest on North Coast

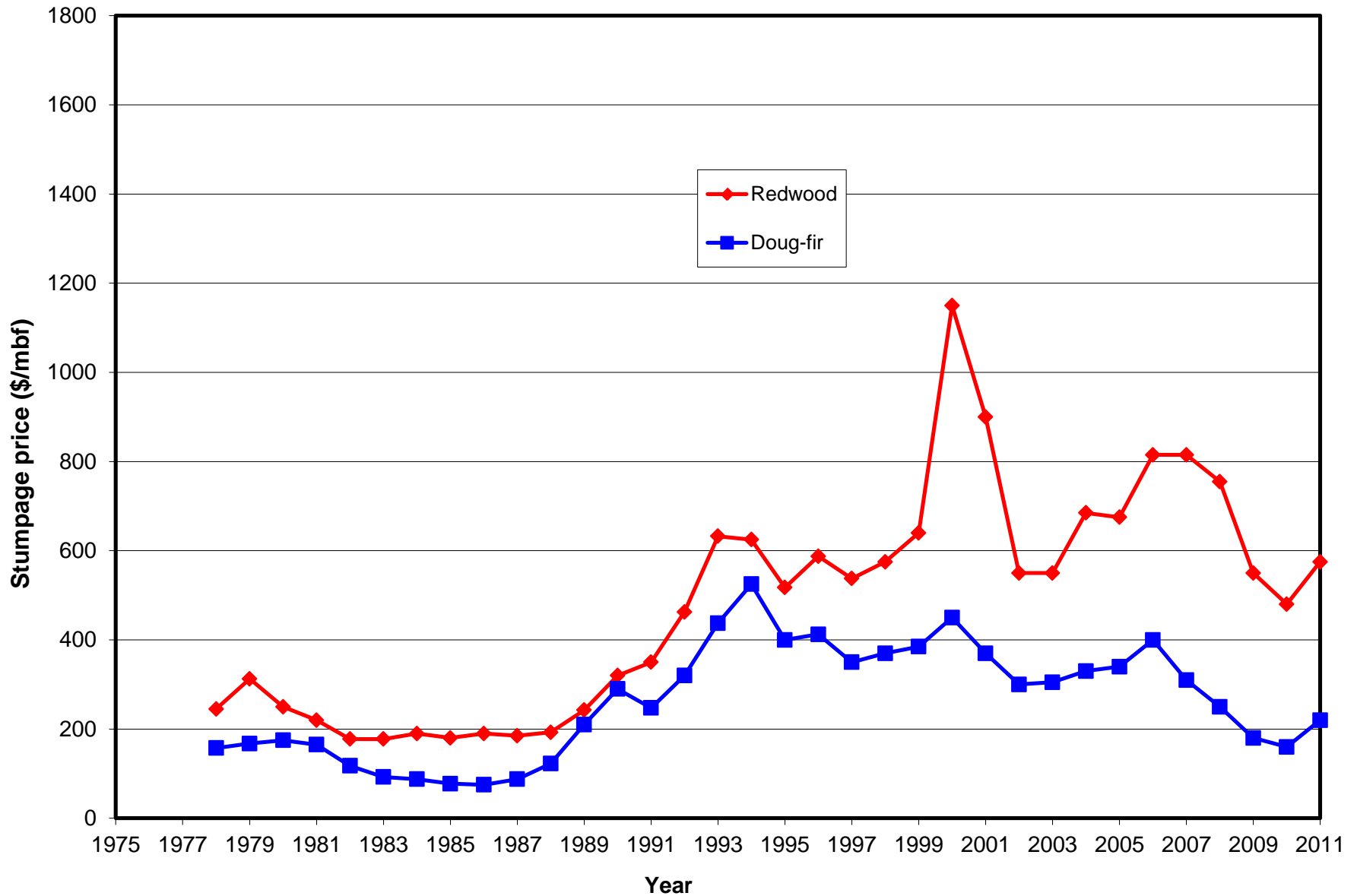


General Summary of North Coast Timber Harvest Trends

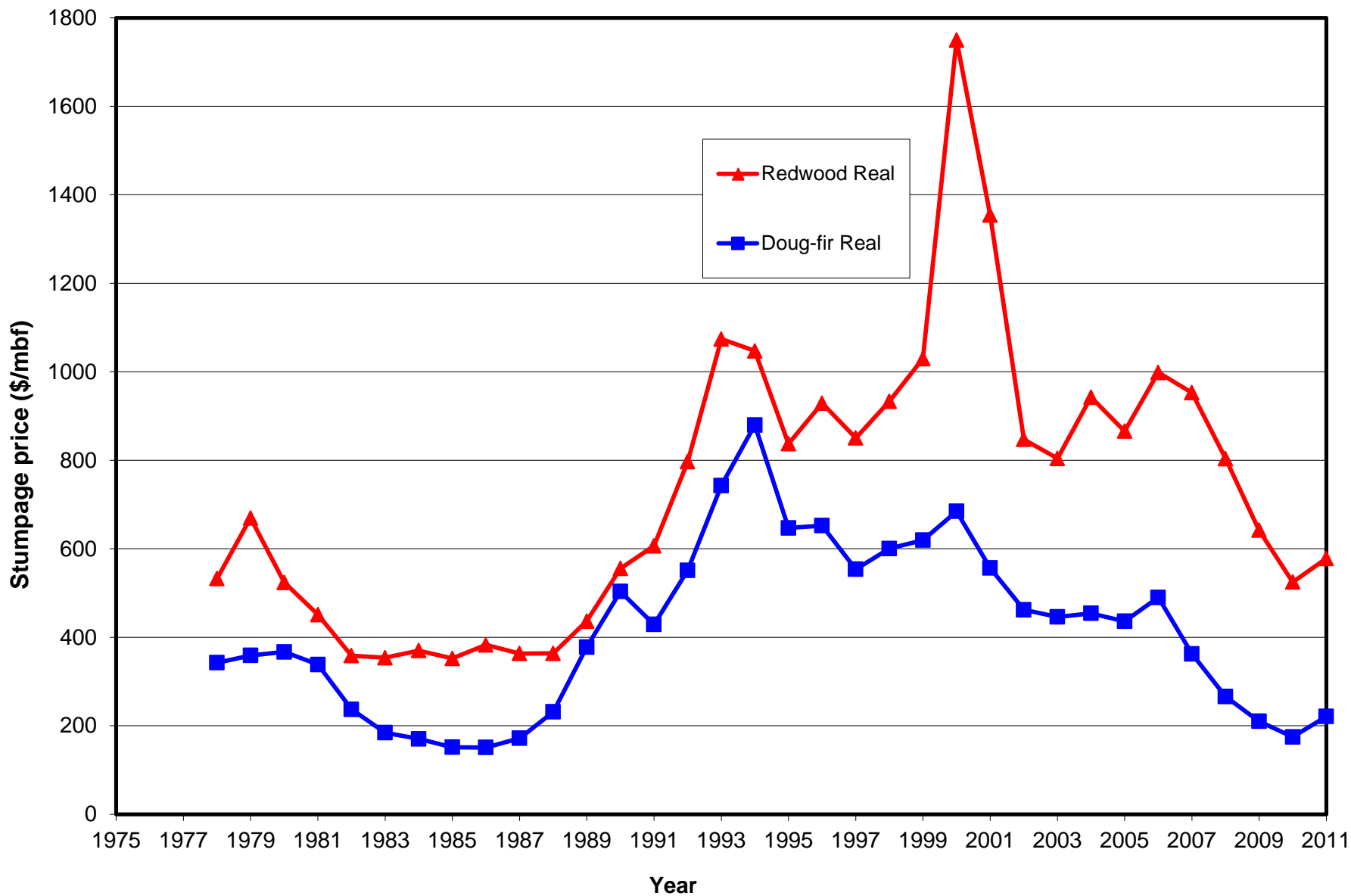
- North Coast a large percent of California's total timber harvest – 21 to 40 percent annually
- Humboldt and Mendocino Counties the two leading timber harvest counties in the region
- Virtually all timber harvest on private lands
- Trend towards young growth harvest exclusively



Redwood and Douglas-fir Nominal Prices – 1978-2011



Redwood and Douglas-fir Real Prices (2011 dollars) 1978-2011



Price Summary

- Real price increases: 1978 to 2012
 - Redwood **+0.2%** annual increase
 - Douglas-fir **-0.4%** annual increase
- Rapid real price increases:
 - 1984 – 2000 for Redwood (**+10.2%**)
 - 1984 – 1994 for Doug-fir (**+17%**)
- Flat to declining in recent years:
 - since 2000 for redwood (**-8.9%**)
 - since 1994 for Doug-fir (**-5.8%**)
- Annual price variability:
 - **-37%** to **+70%** for redwood; 18 yrs. annual decrease, 16 yrs. increase
 - **-30%** to **+63%** for Douglas-fir; 17 years annual decrease, 17 years increase



Conclusions

- Unique niche for redwood products and high consumer acceptance expected to continue
- Redwood expected to show greater strength than other species in the region
- Douglas-fir more of a commodity, with prices linked to pine and Douglas-fir from other regions, reflecting the strength of the housing market
- Use information to model supply-demand trends of redwood and Douglas-fir stumpage prices



Questions?

