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The GRAIN

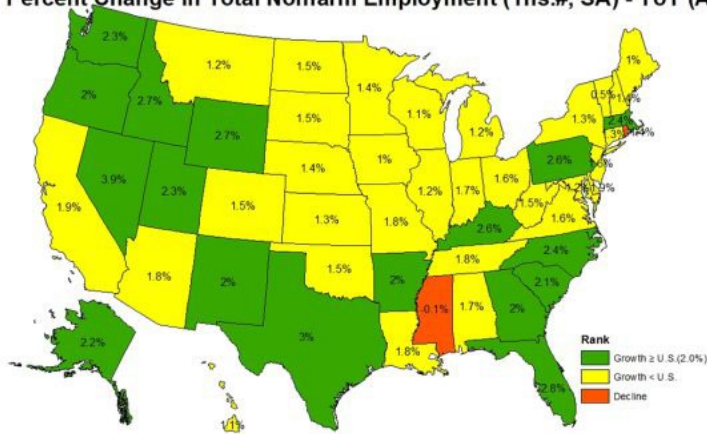
INDUSTRY NEWS, PRODUCT PROMOTIONS

QUARTERLY Newsletter

INDUSTRY NEWS

U.S. Construction Jobs see Increase from 2022 (source LBM Journal September 25, 2023)

Percent Change in Total Nonfarm Employment (Ths.#, SA) - YoY (Aug)



Year-over-year, construction sector

jobs in the U.S. increased by 212,000, which is a 2.7% increase compared to the August 2022 level. (National Association of Home Builders)

Nonfarm payroll employment increased in 33 states and the District of Columbia in August compared to the previous month, while 17 states lost jobs. According to the [Bureau of Labor Statistics](#), nationwide total nonfarm payroll employment increased by 187,000 in August, following a gain of 157,000 jobs in July.

On a month-over-month basis, employment data was strong in California, which added 23,100 jobs, followed by New York (+18,100), and North Carolina (+17,500). Seventeen states lost a total of 47,700 jobs with Missouri reporting the steepest job losses at 13,700. In percentage terms, employment in Montana increased by 0.7% while Hawaii reported a 0.8% decline between July and August.

Year-over-year ending in August, 3.1 million jobs have been added, marking a more than full recovery of the labor market. Except for Mississippi and Rhode Island, all the other states and District of Columbia added jobs compared to a year ago. The range of job gains spanned 402,000 jobs in Texas to 1,400 jobs added in Vermont. Mississippi lost 700 jobs while Rhode Island lost 6,900 jobs on a year-over-year basis. In percentage terms, Nevada reported the highest increase by 3.9%, while Rhode Island decreased by 1.4% compared to a year ago.

Across the 48 states which reported construction sector jobs data—which includes both residential as well as non-residential construction— 31 states reported an increase in August compared to July, while



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14 states lost construction sector jobs. Montana, Oklahoma, and Utah reported no change on a month-over-month basis. California added 4,700 construction jobs, while Tennessee lost 2,400 jobs. Overall, the construction industry added a net 22,000 jobs in August compared to the previous month. In percentage terms, Wyoming increased by 3.5% while Tennessee reported a decline of 1.6% between July and August.

Year-over-year, construction sector jobs in the U.S. increased by 212,000, which is a 2.7% increase compared to the August 2022 level. Texas added 21,100 jobs, which was the largest gain of any state, while Missouri lost 2,700 construction sector jobs. In percentage terms, Wyoming had the highest annual growth rate in the construction sector by 13.0%. Over this period, North Dakota reported a decline of 3.8%.

Lumber Price Index Dips in Recent Months



After spiking to unsustainable highs during the disruptions to society in the past couple of years, US housing starts trended further downward in August 2023. Permits for authorizations of new home building increased, however. Demand for new construction has been boosted by an ongoing acute shortage of previously owned homes on the market. Realtors estimate that housing starts and



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completion rates need to be in a range of 1.5 million to 1.6 million units per month to bridge this inventory gap. Expectations among construction industry insiders and financial lenders alike is that single-family construction starts could rebound in the coming months, if builders are able to keep their skilled labour.

Coming off real highs in the previous two years, August total housing starts in the US fell by -11% from the previous month, to 1.283 million units, compared to the 1.447 million units reported for July 2023, and were down -15% from the August 2022 rate of 1.505 million units.

Building permits meanwhile, as an indicator of construction activity to come, continued a recent rising trend to increase by almost +7%, at 1.543 million units, from the July rate of 1.443 million. This is -3% below the August 2022 rate of 1.586 million. These permits will eventually become starts and will help to underpin residential construction.

Meanwhile, the [Madison's Lumber Prices Index](#) for the week ending September 22, 2023 was US \$448 mfbm. This is down by -1%, or -\$4, from the previous week when it was US \$452.

Beginning to normalize after unusual highs, housing completions rose by more than +5% from July, to an estimated annual rate of 1.406 million housing units. Units under construction remained high compared to historical averages, at 1.688 million units. Of those, 676,000 were single-family homes.

August starts of single-family housing, the largest share of the market and construction method which uses the most wood, dropped slightly, down by -4% to a rate of 941,000 units, from July's 983,000 units. Single-family authorizations were at 949,000 units, which is +2% above the July figure of 930,000 units. Building permits are generally submitted two months before the home building is begun, so this data is as indicator of July construction activity.

PRODUCT SHOWCASE

ACRE by Modern Mill

A sustainable new material that combines the durability of PVC and traditional composites with the warmth and workability of real wood, ACRE is strong, stiff, lightweight and offers exceptional performance. It looks and feels like wood, but resists water, weather, pests, rot, and splintering. ACRE is easy to cut, drill or fasten using regular tools, producing less static and no harmful dust. Cut edges remain smooth, requiring no heat or glue. Naturally beautiful, low-maintenance, and easy to work with, can be stained or painted with water-based paints.

[Visit the modern-mill.com for more information.](http://modern-mill.com)

MODERN-MILL
A FRESH APPROACH TO BUILDING MATERIALS



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ACRE™ BY MODERN•MILL



IN STOCK AT WM: PORCH FLOORING

AC54412PF: Porch Flooring 5/4" x 4" x 12'
AC54416PF: Porch Flooring 5/4" x 4" x 16'

CORTEX PLUGS

ACPLUG50: ACRE Plugs 50 Lineal Feet - On Strip
ACPLUG250: ACRE Plugs 250 Lineal Feet - On Strip
ACPLUG750: ACRE Plugs 750 Lineal Feet - On Strip

POST WRAPS

ACWRAP410: ACRE Post Wrap for 4" x 10' Post
ACWRAP610: ACRE Post Wrap for 6" x 10' Post

SHIP LAP/ EDGE AND CENTER/ NICKEL GAP

AC16EC: ACRE Edge & Center Bead 5/8" x 6" x 16'
AC1816SL: ACRE Shiplap Siding 1" x 8" x 16'
AC16NG*: ACRE Nickel Gap Reversible 5/8" x 6" x 16'
AC18NG*: ACRE Nickel Gap Reversible 5/8" x 8" x 16'

* AC16NG and AC18NG to be used only for covered porch or under-roof applications.

TRIM BOARDS

AC58616: 5/8" x 6" x 16' Sanded Both Sides
AC1416: 1" x 4" x 16' Sanded Both Sides
AC1616: 1" x 6" x 16' Sanded Both Sides
AC1816: 1" x 8" x 16' Sanded Both Sides
AC11016: 1" x 10" x 16' Sanded Both Sides
AC11216: 1" x 12" x 16' Sanded Both Sides
AC11616: 1" x 16" x 16' Sanded Both Sides
AC54416: 5/4" x 4" x 16' Sanded Both Sides
AC54616: 5/4" x 6" x 16' Sanded Both Sides
AC54816: 5/4" x 8" x 16' Sanded Both Sides
AC541016: 5/4" x 10" x 16' Sanded Both Sides
AC541216: 5/4" x 12" x 16' Sanded Both Sides

SHEETS

AC1448S: 1/4" x 4' x 8' Sanded Both Sides
AC1248S: 1/2" x 4' x 8' Sanded Both Sides
AC3448S: 3/4" x 4' x 8' Sanded Both Sides
AC14410S1: 1/4" x 4' x 10' Sanded Both Sides
AC12410S1: 1/2" x 4' x 10' Sanded Both Sides

DECK BOARDS

AC54616-GD: 5/4 x 6" x 16' - Grooved
AC54616-SD: 5/4 x 6" x 16' - Solid
AC54620-GD: 5/4 x 6" x 20' - Grooved
AC54620-SD: 5/4" x 6" x 20' - Solid



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Now in stock:

#2 Spruce Edge and Center 1 x 6

An affordable, rustic tongue and groove product that is perfect for interior ceiling or wainscoting applications. Available in 12' and 16' lengths.



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WOOD 101

Radiata Pine

Common Name(s): Radiata Pine, Monterey Pine, Insignis Pine

Scientific Name: Pinus radiata

Distribution: Native to central and southern coastal California; also widely planted throughout the southern hemisphere

Tree Size: 80-100 ft (24-30 m) tall, 2-3 ft (.6-1m) trunk diameter

Average Dried Weight: 32 lbs/ft³ (515 kg/m³)

Specific Gravity (Basic, 12% MC): .41, .51

Janka Hardness: 710 lb_f (3,150 N)

Modulus of Rupture: 11,480 lb_f/in² (79.2 MPa)

Elastic Modulus: 1,458,000 lb_f/in² (10.06 GPa)

Crushing Strength: 6,030 lb_f/in² (41.6 MPa)

Shrinkage:Radial: 3.4%, Tangential: 6.7%, Volumetric: 10.7%, T/R Ratio: 2.0



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WAREHOUSE UPDATES

New Roof: A total retrofit of the warehouse roof in Hagerstown was completed in late September. The roof comes with a manufacturer's twenty (20) year watertight NDL warranty thus protecting us for another 20!



Pole Barns: Pioneer Pole Barns have been added in the Reading, Richmond and Hagerstown locations for additional storage area.



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EQUIPMENT UPDATES

Trucks – New trucks and trailers are on the way ... welcome to the fleet 84,85, 86 and 87



Lifts – New lifts are on the way (equipped with side shifters and weigh scales)



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EMPLOYEE SPOTLIGHT

Bonnie Fry – Inside Sales Reading, PA

Start Date: Jan 14, 2016

Favorite Color: Green

Special Talent(s): Baking

Hobbies: Poke'mon Go

Dream Job: Hematologist

Favorite Movie: Jurassic Park 1

Mark Steele – Class A Driver Baltimore, MD

Start Date: June 05, 2006

Favorite Color: Ravens Purple

Special Talent(s): Playing Keyboard

Hobbies: Camping/Harley Davidson Motorcycles

Dream Job: Wife's Pool Boy

Favorite Movie: The Equalizer



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HAPPY BIRTHDAY

October

9th Jeb Detrow/MD, 10th April Lee/DE, 19th Andrew Meredith/DE, 27th Thomas Krause/DE, 30th Pete Salaneck/PA

November

7th Hallie Dolbow/DE, 14th Teague Morris/PA, 15th Nick Seifrit/DE, 23rd Kevin Eckenrode/PA, 26th Bruce Beck/MD

December

2nd Alex Arroyo/PA, 5th Tim Kline/MD, 6th Jim Weston/MD, 9th Todd Barkdoll/MD, 19th Cory Tighe/Balt, 25th Mark Steele/Balt, 26th William Wildonger/DE, 27th Tim Wilder/VA

IMPORTANT DATES

Tuesday October 31st – HALLOWEEN Stay Safe Trick or Treating

Thursday November 23rd – Thanksgiving (Sales/Warehouse Offices Closed)

Friday November 24th – Sales/Warehouse Offices Closed

Monday December 25th – Christmas Day (Sales/Warehouse Offices Closed)

Monday January 1st – New Years Day (Sales/Warehouse Offices Closed)

PRODUCT NEWS



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Please check with your Wholesale Millwork Salesperson for availability and pricing of the fine quality items we stock.



WM EVENTS/ACTIVITIES 2003 to 2023

WM is GRATEFUL for 20 years serving The Mid-Atlantic Region.



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DID YOU KNOW? All wood does not come from trees. Most wood does - but there are a couple of surprises. Black and red palm and bamboo come from plants that are technically grasses, not trees. And some shrubs, such as manzanita, also produce wood.

CONTACT INFO Questions or Sales Inquiries? Contact

SEAFORD, DELAWARE

107 Park Ave.
Seaford, DE 19973
(888) 964 8746
Fax: (302) 628 1980

READING, PENNSYLVANIA

31 Vanguard Dr.
Reading, PA 19606
(877) 963 6772
Fax: (610) 404 2466

RICHMOND, VIRGINIA

3703 Carolina Ave.
Richmond, VA 23222
(877) 963 6782
Fax: (804) 228 1185

HAGERSTOWN, MARYLAND

16618 Hunters Green Pkwy.
Hagerstown, MD 21740
(866) 966 5347
Fax: (301) 582 9419

BALTIMORE, MARYLAND

6300 Erdman Ave.
Baltimore, MD 21205
(866) 964 6534
Fax: (410) 325 1292



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