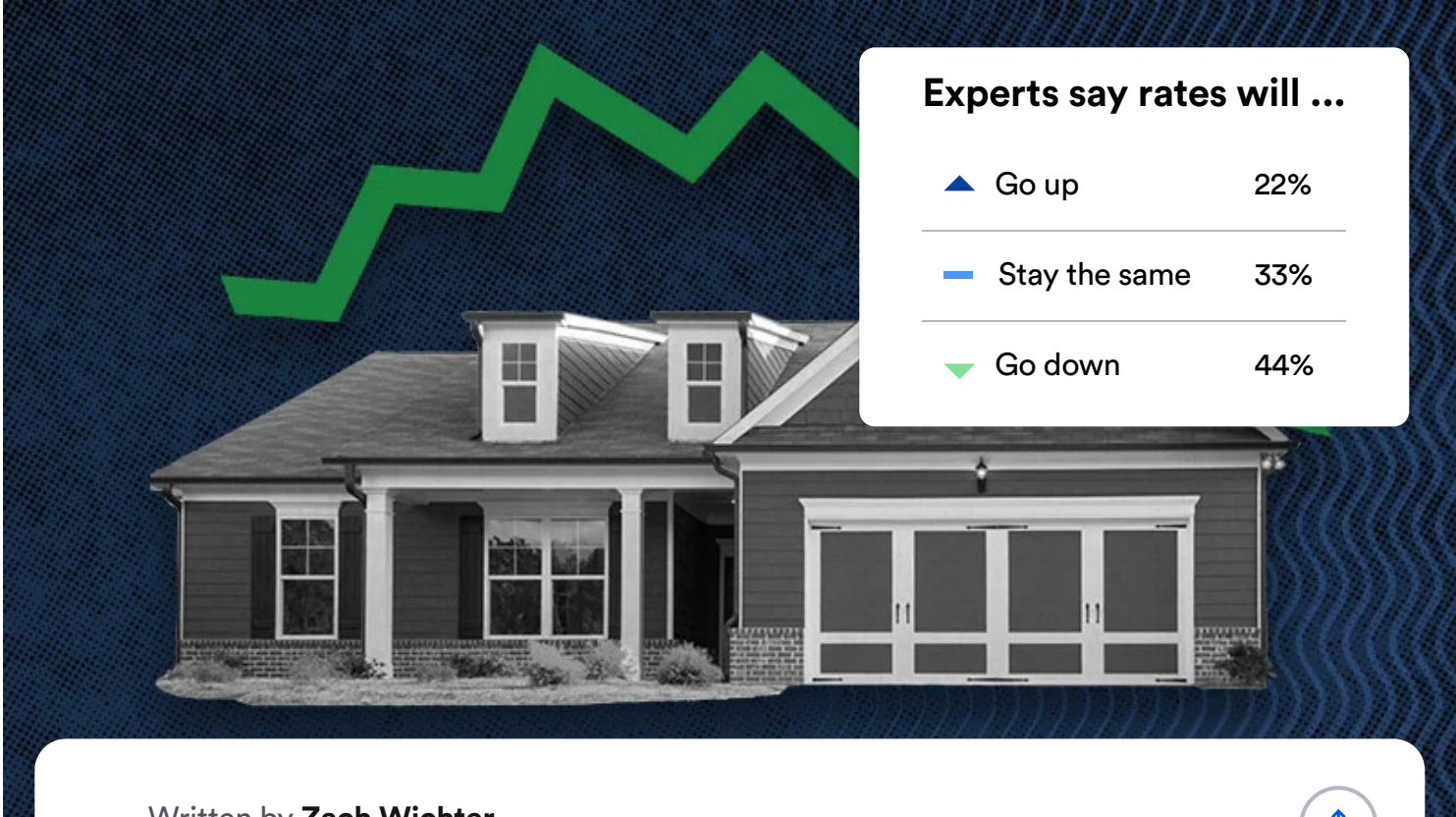


Expert Poll: Mortgage Rate Trend Predictions For Dec. 2-8, 2021



Experts say rates will ...

▲ Go up	22%
▬ Stay the same	33%
▼ Go down	44%

Written by **Zach Wichter**



Dec. 1, 2021 / 5 min read

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Mortgage experts are split over where rates are headed in the coming week (Dec. 2-8). In response to Bankrate's weekly poll, 44 percent said rates will go down. Meanwhile, 33 percent said they would hold steady and 22 percent predicted they would rise. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

Experts predict where mortgage rates are headed

Week of Dec 2 - 8



Experts say rates will ...








▲ Go up	22%
■ Stay the same	33%
▼ Go down	44%

Current Mortgage Rates for December 2021

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Purchase Refinance	Zip C... 33431 Boca Raton,...	Property Value \$ 406,250
Loan Amount \$ 325,000	Loan Term 30 year fixed	Credit Score 740+

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Lender	APR 	Rate 	Mo. payment 	
30 Year Fixed NMLS: #330511  (4.2)	2.48% Dec 2, 2021	2.38% Points: 1.432	\$1,263 Fees: \$4,654	Next
30 Year Fixed NMLS: #2113062  (5)	2.48% Dec 2, 2021	2.31% Points: 1.731	\$1,253 Fees: \$7,170	Next
30 Year Fixed NMLS: #473163  (5)	2.66% Dec 2, 2021	2.50% Points: 1.369	\$1,284 Fees: \$6,859	Next
30 Year Fixed NMLS: #1374724  (4.8)	2.72% Dec 2, 2021	2.63% Points: 1.255	\$1,305 Fees: \$4,180	Next

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“

Uncertainty over the impact of the omicron variant and the potential for rising inflation

is driving a lot of money to safe haven investments

”

— Ken H. Johnson, Florida Atlantic University

22% say rates will go up ▲



Jeff Lazerson

President, [MortgageGrader](#)

Up. Even Fed chairman Powell is ditching the word “transitory” from inflation.



Elizabeth Rose

Sales manager, Mortgage300 Corporation, Dallas, TX

Rates will be higher. The brief bond rally, sparked by omicron concerns, was halted by Fed chair Powell’s comments this week regarding inflation and tapering. The risks of higher inflation have moved higher according to Powell, and the word “transitory” was retired. The jobs report comes this Friday. Early indications suggest that it could be strong. Combined, a strong jobs report with higher inflation reinforces the trend of higher rates.

44% say rates will go down ▼



Joel Naroff

President and chief economist, [Naroff Economic Advisors](#), Holland, Pennsylvania

Down. For now, it’s all about omicron. COVID is not going away anytime soon



Ken H. Johnson

Real estate economist, [Florida Atlantic University](#)

Uncertainty over the impact of the omicron variant and the potential for rising inflation is driving a lot of money to safe haven investments – mortgage bonds, 10-year Treasury notes, etc. This flight to safety is driving up the price of these securities and pushing down their yields. Long-term mortgage rates will fall in the coming week.



Dick Lepre

Senior loan officer, [RPM Mortgage, Inc.](#), Alamo, CA

Trend: Lower. Markets are reacting more to COVID/omicron fears than anything else. Fed chairman Powell stated that inflation would persist well into 2022 but the Moderna CEO expressed concerns about current vaccines against the omicron variant. Unless fear abates we will see money move to the safety of Treasury and MBS debt.



Logan Mohtashami

Housing analyst, [HousingWire](#), Irvine, California

Lower. Wow, what a crazy few days with bond yields. We had a 27 point move in the 10-year yield once the news on omicron came out. Currently, the 10-year yield is at 1.46 percent. We know now that we have tried to break above 1.75 percent twice, which has failed. We tried to close above 1.64 percent twice, and that has failed. With a new variable in omicron, we have to add that the Fed is still on track to raise rates and cool the economy down. This has a good set up long term for yields to fall. However, for now, keep an eye on 1.40 percent and 1.64 percent, especially the 1.40 percent level.

33% say unchanged –

Gordon Miller

Owner, [Miller Lending Group, LLC](#), Cary, North Carolina

With renewed concerns about COVID variants and the risk of Fed rate hikes dissipating, rates should stay relatively unchanged. I would expect a narrow trading range through the end of the year but proceed with caution as inflation news will drive the direction near term.

Les Parker

CMB, managing director, [Transformational Mortgage Solutions](#), Jacksonville, Florida

Mortgage rates go nowhere. Here's a parody based on the Rolling Stones 1967 song "She's A Rainbow" used in the Disney hit movie "Cruella." "Flu comes in colors ev'rywhere; Stocks drop unfair; Bonds like a rainbow." omicron is one of many variants. Odds favor lower rates of deaths and hospitalizations, which is the normal degeneration of viruses. So do not be surprised with an unwinding of much of the recent price action. As a result, expect a near-term stalemate between the bulls and bears.

Nancy Vanden Houton, CFA

CFA, Senior Research Analyst, Stone & McCarthy Research Associates, New York, NY

Unchanged.

About the Bankrate.com Rate Trend Index

Bankrate's panel of experts is comprised of economists, mortgage bankers, mortgage brokers and other industry experts who provide residential first mortgages to consumers. Results from Bankrate.com's Mortgage Rate Trend Index are released each Thursday.



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ABOUT THE AUTHOR

About the author

Zach Wichter is a mortgage reporter at Bankrate. He previously worked on the Business desk at The New York Times where he won a Loeb Award for breaking news, and covered aviation for [The Points Guy](#). He also worked in production on Dateline NBC and wrote anchor copy for New York 1. He graduated from Northwestern University with a Bachelor's degree in Journalism in 2013. As president of his co-op board in Queens (it's like a condo board, but more New York-y), Zach is constantly thinking about real estate and dealing with issues of homeownership, HOA-style house rules and mortgage eligibility.

Highlights

Wichter came to the mortgage beat at the height of the COVID-19 pandemic, when home financing and the real estate industries were rare bright spots in an otherwise sluggish economy. He got to work looking under the hood of trends in the headlines, and by analyzing address forwarding data from the U.S. Postal Service, learned that the pandemic wasn't the end of cities after all. He also focuses on racial equity issues in the housing market.

Experience

Although Bankrate is the first place Wichter has covered the mortgage and real estate verticals full-time, he's an experienced business reporter with a broad range of experience. In addition to covering aviation at The Times, he had a weekly column that highlighted commercial real estate transactions in New York City, and covered all kinds of stories as a general assignment business reporter.

In the media

- [31% of young adults moved during COVID-19: Survey](#)
- [The challenging housing market](#)

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