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Expert Poll: Mortgage Rate Trend Predictions For June 17-23, 2021

Experts say rates will ...

- ▲ Go up 58%
- ▬ Stay the same 17%
- ▼ Go down 25%

Written by **Zach Wichter**



June 16, 2021 / 5 min read

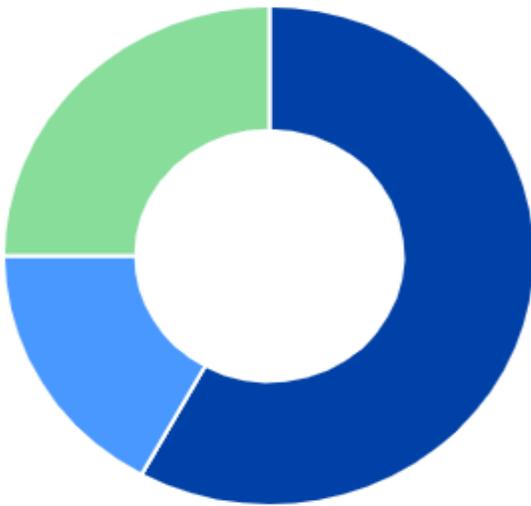
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Mortgage experts mostly expect rates to rise in the week ahead (June 17-23). In response to Bankrate's weekly poll, 58 percent said rates will go up while 25 percent said rates will go down and just 17 percent said they will hold. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of Jun 17 - 23



Experts say rates will ...

▲ Go up	58%
■ Stay the same	17%
▼ Go down	25%

Current Mortgage and Refinance Rates for June 2021

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Purchase	Refinance	Zip Code 33436	Boynton Beach, FL
Credit Score 740+		Property Value \$406,250	
Loan Amount \$325,000		Loan Term 30 year fixed	

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Lender	APR	Rate	Mo. payment
Sage Mortgage			
★★★★★ (4.9) 30 Year Fixed NMLS: #1374724	2.58% Jun 17, 2021	2.38% Points: 1.77	\$1,263 Fees: \$8,873
			Next
UpEquity			
★★★★★ (5) 30 Year Fixed NMLS: #1849773	2.65% Jun 17, 2021	2.50% Points: 1.901	\$1,284 Fees: \$6,168
			Next
Better.com			
★★★★★ (3.9) 30 Year Fixed NMLS: #330511	2.65% Jun 17, 2021	2.50% Points: 1.904	\$1,284 Fees: \$6,188
			Next
Sebonic Financial			
★★★★★ (4.6) 30 Year Fixed NMLS: #66247	2.66% Jun 17, 2021	2.49% Points: 1.766	\$1,282 Fees: \$7,229
			Next

Rates will go up and then recover.

”

— Jennifer Kouchis, VyStar Credit Union

58% say rates will go up ▲



Joel Naroff

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

Up. That is where they should be going, given levels and inflation rates.



Jennifer Kouchis

Senior vice president, real estate lending, VyStar Credit Union, Jacksonville, Florida

Rates will go up and then recover. In typical fashion many get jumpy in advance of the Fed meeting, causing upward pressure on mortgage rates. Ultimately, I believe rates will move slightly upwards and recover over the next few days.



Gordon Miller

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

With the Fed meeting results confusing the markets it appears there may be a short term effect resulting in slightly higher rates. I wouldn't expect this to last too long before rates ease back down.



Ken H. Johnson

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

Long-term mortgage rates should move up slightly this week. Minutes after the Fed meeting, 10-year Treasury yields started to climb and equity markets were down. Both are signs that financial markets believe the Fed will be taking actions a bit sooner (though not right now) than earlier anticipated. This week's mortgage rates should rise slightly on this wishy-washy news from the Fed.



Greg McBride

[CFA, chief financial analyst](#), Bankrate.com

Vote: Up. The Fed still thinks inflation is 'transitory' but expectations for the start of rate hikes have moved forward notably as the economy is revving up. This will give mortgage rates a boost.



Michael Becker

Branch manager, [Sierra Pacific Mortgage](#), White Marsh, Maryland

At the conclusion of the most recent Federal Open Market Committee the Federal Reserve moved forward, via their dot plot, the timing of their first rate hike from 2024 to 2023 and raised its forecast for core inflation this year from 2.4 percent to 3.4 percent. This is causing a large sell off in both Treasury bonds and mortgage-backed securities, which is putting upward pressure on mortgage rates. While I think this may be a knee-jerk reaction to the Fed statement, the sell off is great enough to make me think rates will be higher in the coming week.



James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Higher. The Federal Reserve came out Wednesday and gave a report that's hotter than what was expected with regards to inflation expectations and the timeline for rate hikes. The immediate reaction caused rates to pop up from recent lows. Time will tell how the markets deal with this but look for rates to be a bit higher than where we have been. But it's hard to see consumer demand declining from here and as such, rates will be pushed along for the ride.

25% say rates will go down ▼

Mitch Ohlbaum

Mortgage banker, Macoy Capital Partners, Los Angeles, CA

Down. The 10-year Treasury has continued to slide over the past 30 days from a high on May 18 of 1.639 percent to 1.499 percent today. The driving force behind the decline is inflation or the lack of continued inflation. It has become clear in the last few days that inflationary pressures are in fact temporary. There is an upcoming Fed meeting, which has everyone on their toes but my bet from previous Fed comments, is that they will take a "hold and see" approach (inflation) before making any concrete statements.

Les Parker

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

Mortgage rates go down. Here's a parody based on a song from the 1969 Beatles hit, "Get Back." "Get back, get back. Get back to where you once worked hard." The slow return to the office in many major global cities adds to the growing market consensus that 90 percent return to normal makes the current inflation transitory. Long-term low inflation coupled with near-term high inflation equals lower rates.

Robert Brusca

Chief economist, [Facts and Opinions Economics](#), New York

Lower.

17% say unchanged –

Nancy Vanden Houton, CFA

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

Unchanged.

Logan Mohtashami

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

Unchanged. After the Fed meeting, bond yields made a push higher, sending yields back to 1.58 percent, which means if this holds, lord, we might be back in that old range again. However, give it some time to work itself out over the next few days because these Fed days can be volatile. It doesn't look like any rate hikes in 2022, no matter how good the economic data is. We have to be mindful that the growth rate in a lot of economic data will peak in 2021 vs. 2022 levels.

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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