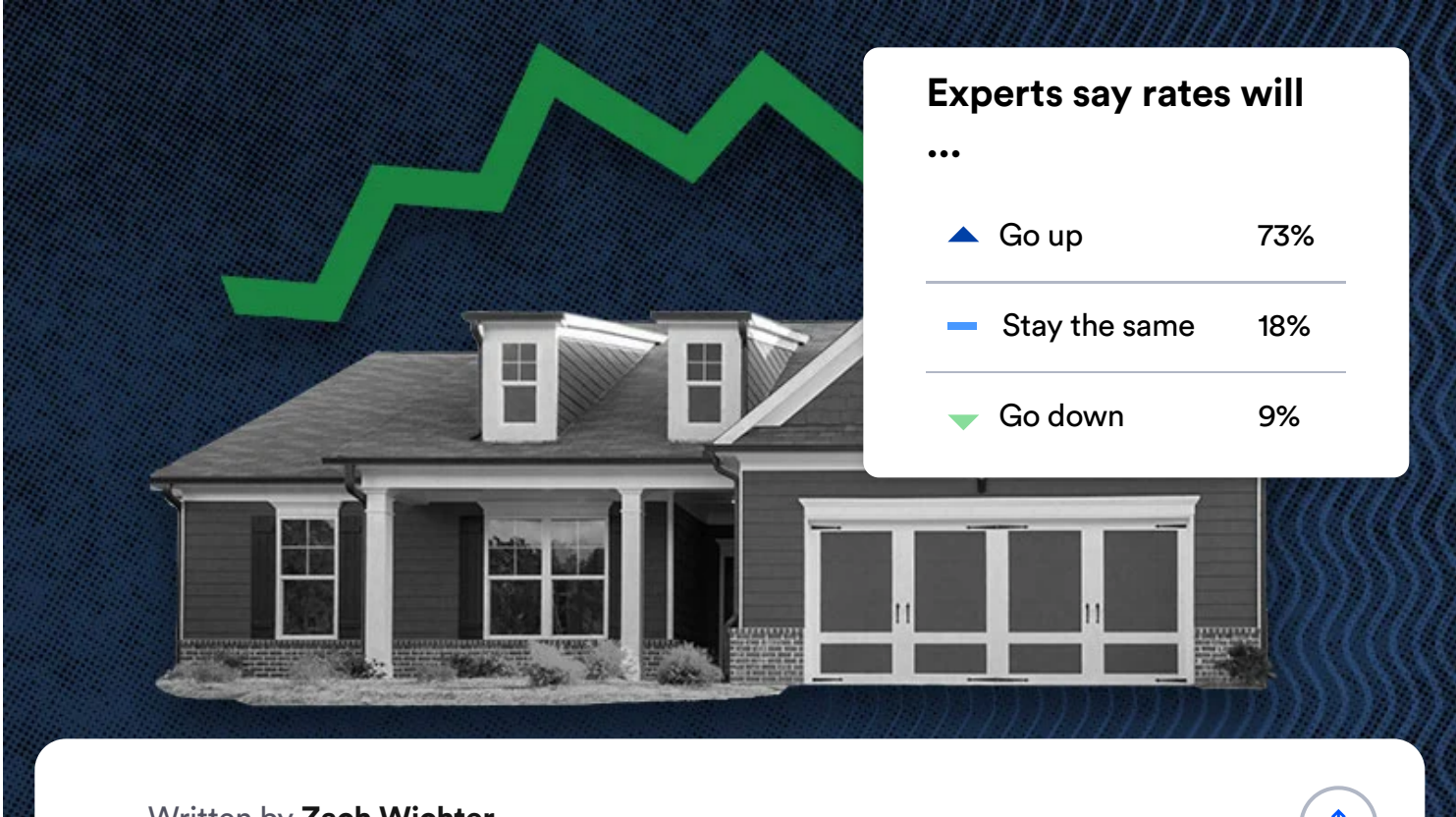


# Expert Poll: Mortgage Rate Trend Predictions For Dec. 9-15, 2021



**Experts say rates will**  
...

▲ Go up	73%
— Stay the same	18%
▼ Go down	9%

Written by **Zach Wichter**



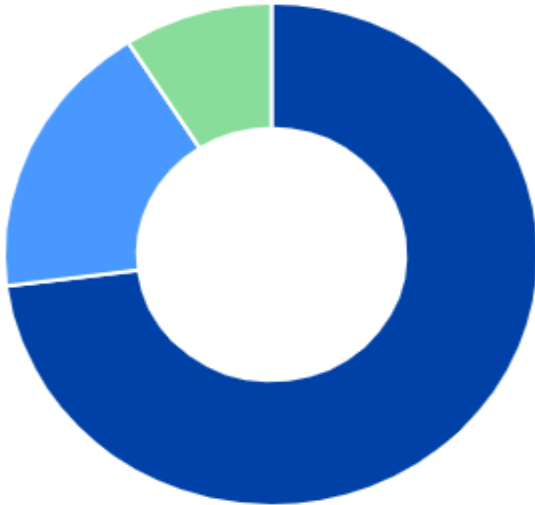
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Mortgage experts mostly think rates will rise in the coming week (Dec. 9-15). In response to Bankrate's weekly poll, 73 percent said rates will go up. Meanwhile, 18 percent said they would hold steady and just 9 percent predicted they would fall. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

## Experts predict where mortgage rates are headed

Week of Dec 9 - 15



### Experts say rates will ...








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# Current Mortgage Rates for December 2021

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

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Lender	APR 	Rate 	Mo. payment 	
30 Year Fixed NMLS: #330511 	<b>2.51%</b> Dec 9, 2021	<b>2.38%</b> Points: 1.817	<b>\$1,263</b> Fees: \$5,905	Next
30 Year Fixed NMLS: #2113062 	<b>2.62%</b> Dec 9, 2021	<b>2.44%</b> Points: 1.92	<b>\$1,274</b> Fees: \$7,785	Next
30 Year Fixed NMLS: #1374724 	<b>2.67%</b> Dec 9, 2021	<b>2.50%</b> Points: 1.322	<b>\$1,284</b> Fees: \$7,168	Next
30 Year Fixed NMLS: #473163 	<b>2.81%</b> Dec 9, 2021	<b>2.75%</b> Points: 0	<b>\$1,327</b> Fees: \$1,874	Next

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**Now is a great time to refinance to consolidate debt, do needed home renovations and eliminate PMI if you have it.**



## 73% say rates will go up ▲



### **Jeff Lazerson**

President, [MortgageGrader](#)

Up.



### **Ken H. Johnson**

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

With Fed chair Powell becoming more hawkish after his recent reappointment, talks of an earlier ending to the Fed's bond purchase program and the need for near term rate hikes by the Fed are becoming common. This will lead to higher yields for 10-year Treasury notes and correspondingly higher long-term mortgage rates. Long-term mortgage rates will increase next week.



### **James Sahnger**

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Higher. Inflation concerns will continue to dominate discussions in the financial markets. With fears of omicron fading, we can focus on next week's Fed meeting and what direction and timeline Jerome Powell will be taking us with tapering. For those that watch the direction of the 10-year Treasury and believe mortgage rates should move in line with them, don't make that mistake if waiting to apply to get a mortgage. There has been a disconnect lately and rates have gotten worse for mortgages while the 10-year has held pretty steady. With all the appreciation many have seen in their homes, now is a great time to refinance to consolidate debt, do needed home renovations and eliminate PMI if you have it. Give yourself the gift of holiday spirit!



### **Greg McBride**

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

Vote: Up. Investor concerns about omicron have dissipated as quickly as they surfaced, and the focus is fully on inflation and the Fed.

### **Joel Naroff**



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

Unchanged.



### **Logan Mohtashami**

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

Higher. The wild rollercoaster ride of the bond market continues. Yields fell last week all the way down to my critical level of 1.33 percent on the 10-year and have made a sharp rebound higher to 1.50 percent currently. For now, keep an eye on the 1.60 percent to 1.64 percent level that has been the short-term closing high level that hasn't been broken yet.



### **Michael Becker**

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

As concerns about the omicron variant of COVID wane, bonds are giving back most of the gains from last week. This will lead to higher mortgage rates in the coming week.



### **Elizabeth Rose**

Sales manager, Mortgage300 Corporation, Dallas, TX

Mortgage rates will be higher. As the omicron concerns unwind, the safe-haven trade into bonds has switched gears to a risk-on trade with money rushing back into stocks. Mortgage rates have moved higher in response. Mortgage bonds are sitting at the bottom of a range and Friday's CPI report could push them below this range, continuing the trend of higher rates.

## 9% say rates will go down ▼

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### **Robert Brusca**

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

Lower.

## 18% say unchanged —

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## Les Parker

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

Mortgage rates go nowhere. Here's a parody based on Nancy Sinatra's 1966 hit song, "These Boots Are Made for Walkin'" used in Disney's hit movie Cruella. "Fed's boots are made for stompin'; Inflation gets it's due; One of these days their boots; Are gonna stomp all over you." The Fed's move to reduce accommodation and eventually reduce liquidity over the next eight months puts short-term rates into a bear market and long-term rates into a bull market with mortgages stuck in the middle. As a result, expect a near-term stalemate between the bulls and bears.

## Dick Lepre

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

Trend: Flat. Markets are still driven by the two opposing forces of fear of inflation and fear of COVID-induced slowdown. This resembles circus motorcycles making a lot of noise but going nowhere.

### 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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