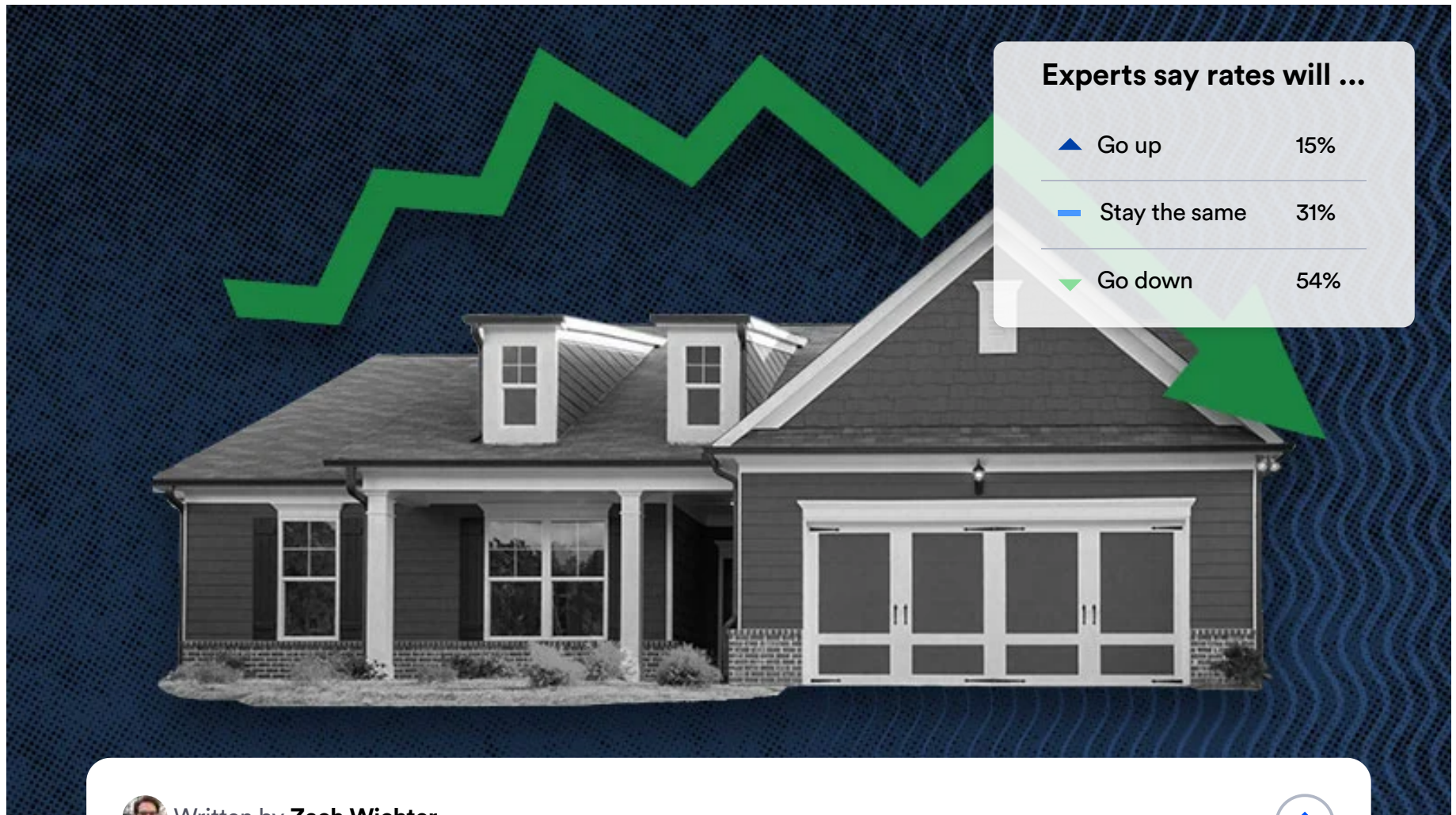


MORTGAGES

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Expert Poll: Mortgage Rate Trend Predictions For Feb. 3-9, 2022



Experts say rates will ...

▲ Go up	15%
▬ Stay the same	31%
▼ Go down	54%



Written by **Zach Wichter**



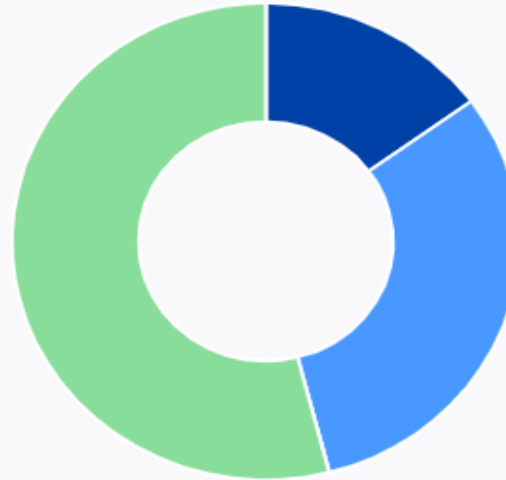
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Mortgage experts mostly think rates will fall in the coming week (Feb. 3-9). In response to Bankrate's weekly poll, 54 percent said rates are headed lower. Meanwhile, 31 percent said they would remain the same and just 15 percent predicted they would rise. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of Feb 3 - 9



Experts say rates will ...

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■ Stay the same	31%
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Current Mortgage Rates for February 2022

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Purchase	Refinance	Zip Code 32255	Jacksonville, FL	Property Value \$ 406,250
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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: #1374724 ★ ★ ★ ★ ☆ (4.8)	3.17% Feb 4, 2022	2.94% Points: 1.99	\$1,360 Fees: \$9,499	Next
30 Year Fixed NMLS: #473163 ★ ★ ★ ★ ★ (5)	3.20% Feb 4, 2022	3.00% Points: 1.641	\$1,370 Fees: \$8,343	Next
30 Year Fixed NMLS: #3277 ★ ★ ★ ★ ☆ (4.8)	3.40% Feb 4, 2022	3.24% Points: 1.95	\$1,413 Fees: \$6,337	Next
30 Year Fixed NMLS: #244476 ★ ★ ★ ★ ☆ (4.8)	3.41% Feb 4, 2022	3.25% Points: 1.888	\$1,415 Fees: \$6,351	Next

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Assuming that the Bureau of Labor Statistics jobs report will show little or no jobs gains, money will move to fixed income including mortgage-backed securities.

— Dick Lepre, RPM Mortgage, Inc.



15% say rates will go up ▲



Joel Naroff

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

Higher. There is more to go - a lot more.

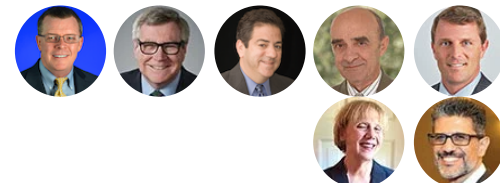


Robert Brusca

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

Higher.

54% say rates will go down ▼





Ken H. Johnson

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

10-year Treasuries have been rising steadily now for a couple of weeks resulting in corresponding increases in long-term mortgage rates. The market has given back a few points to Treasuries the last couple of days due to uncertainty in the equity market. Thanks to this give back, long-term mortgage rates should fall slightly in the coming week, but this is just a temporary reprieve.



Les Parker

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

Mortgage rates go down. Here's a parody based on T. Rex's rock classic "Get It On." "Get It On; Chairman Powell; Get It On; Right/Wrong. End It; While E.C.B. is still thinking." Investors in mortgages continue to digest the shift in Fed policy. The geopolitical issues and confusion about the jobs data help reduce rates near term.



Jeff Lazerson

President, [MortgageGrader](#)

Mortgage rates go down. Here's a parody based on T. Rex's rock classic "Get It On." "Get It On; Chairman Powell; Get It On; Right/Wrong. End It; While E.C.B. is still thinking." Investors in mortgages continue to digest the shift in Fed policy. The geopolitical issues and confusion about the jobs data help reduce rates near term.



Dick Lepre

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

Trend: Lower. Assuming that the Bureau of Labor Statistics jobs report will show little or no jobs gains, money will move to fixed income including mortgage-backed securities.



Greg McBride

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

Vote: Down. A disappointing employment report will keep a lid on rates until the next batch of inflation figures, beginning with the Consumer Price Index on February 10.



Nancy Vanden Houton, CFA

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

Lower.



Logan Mohtashami

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

Lower. The 10-year yield has been falling the past few days, not by a lot. However, bonds might rally on the negative jobs report well anticipated by the markets. It will be interesting to see how bond yields react. Since the ADP numbers came in negative today, not too much action. Still, the 10-year yield hasn't been able to breach 1.94 percent, a level that hasn't been able to break since 2019.

31% say unchanged —

Gordon Miller

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

An interesting week ahead for rates as the market tries to steady itself while also guessing how many rate hikes may be needed this year. Friday's employment numbers may show a loss in jobs so hopefully talk of multiple hikes will calm a bit. I would expect minimal to no change to rates.

Michael Becker

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

Moves in mortgage rates these days are dictated more by what Federal Reserve officials say than economic reports. Yesterday the Philadelphia Fed President said that a 50 basis point increase in the Federal Funds rate was possible and bonds sold off as a result. But today the ADP employment report came in much worse than expected and bonds barely moved. Since I'm not sure what Fed officials will say in the coming week to move bond markets, I am going to just say that rates will be flat in the coming week.

Mitch Ohlbaum

Mortgage banker, Macoy Capital Partners, Los Angeles, CA

No change. The 10-year is trading at 1.749 percent, which is where we were 2 weeks ago. Interestingly, the 10-year was at 1.749 percent on January 5, 2022 so it really has not moved at all for the entire month. Despite all the news about inflation, the Fed cutting back on its bond buying program (\$10B less next week), and this morning ADP reported that employers shed 300,000 jobs in January, rates remain steady. The one thing I have learned in following rates and the Fed all these years is that the market is always ahead of the Fed and they factor in coming changes from the Fed before the Fed actually makes a move or even announces.

James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Unchanged. The first week of any month is always full of the potential for volatility with the release of the ADP and BLS employment reports. Discrepancies between the two reports from 12/20 thru 12/21 have averaged 312K on a monthly basis. When viewed overall though, ADP suggests that we added 6.28M jobs and BLS says we added 6.14M jobs. For the same period, the number of jobs to the number of unemployed has risen from a deficit

to a surplus of 4.6M with 6.3M unemployed and 10.9M available jobs. While this can be seen as data vomiting, one thing is sure, there is employment disruption and it's only getting worse. We closed out 2021 with the 10-year Treasury at 1.50 percent and rocketed to 1.89 percent in January based on inflation issues and uncertainty on what the Fed will do in 2022. Since hitting 1.89 percent, the 10-year has fallen to 1.75 percent and while mortgage prices have improved, there is still room to go. Bonds are currently battling overhead resistance and if the BLS numbers on Friday are as dismal as ADP, it may give bond prices some help to raise and push rates lower. Till then though, looks like we're rangebound.

The Bankrate logo is displayed in white text on a dark background. The background features a pattern of thin, white, overlapping curved lines that create a sense of depth and movement.

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](#)

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