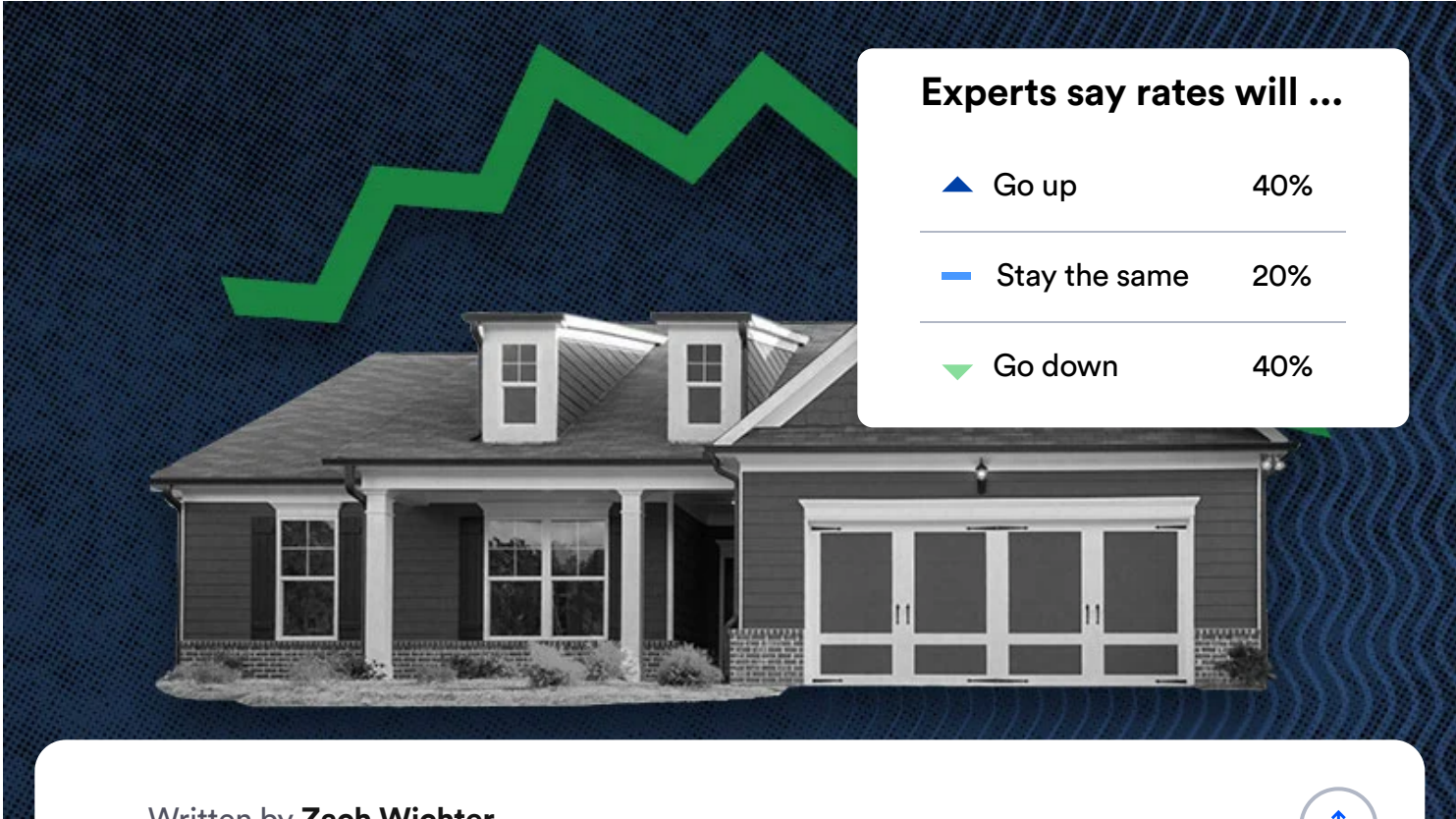


Expert Poll: Mortgage Rate Trend Predictions For March 31 - April 6, 2022 | Bankrate



Written by **Zach Wichter**



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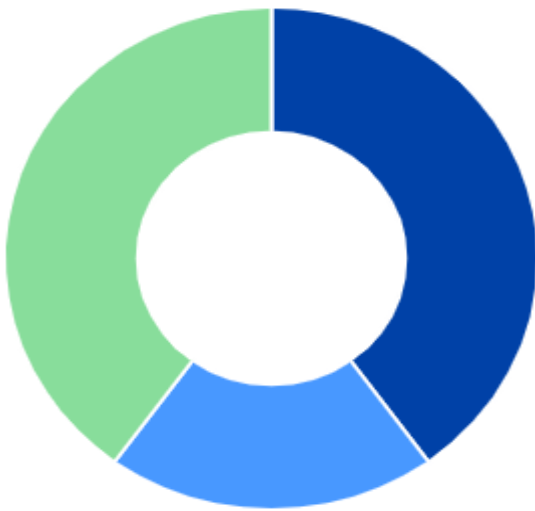
Mortgage experts are divided over where rates are headed in the coming week (March 31 - April 6). In response to Bankrate's weekly poll, 40 percent said rates are headed higher and another 40 percent expect them to fall. The remaining 20 percent said they

would hold steady. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of Mar 31 - Apr 6



Experts say rates will ...

▲ Go up 40%

■ Stay the same 20%

▼ Go down 40%

The rise in rates is due for a breather...



— Greg McBride, Bankrate

40% say rates will go up ▲



Joel Naroff

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

Up. No signs of pressures easing.



Jeff Lazerson

President, [MortgageGrader](#)

Up.



Greg McBride

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

Vote: Up. The rise in rates is due for a breather but until we see some better news on inflation or some tepid economic data, it is unlikely to happen.



Derek Egeberg

Certified mortgage planning specialist and branch manager, [Academy Mortgage](#), Yuma, Arizona

Higher. Current rates are like bamboo. We are accustomed to stable low rates for the last few years and we didn't see much increase. Like bamboo that sits in the ground for long periods of time before sprouting but then can grow 35 inches in a single day, the Fed's determination to increase the federal funds rate significantly this year to stem the run of inflation, along with increased U.S. supply chain issues including fuel price increases, will all continue to push mortgage rates higher at an increased pace.

40% say rates will go down ▼





Ken H. Johnson

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

10-year Treasury Note rates are hovering around 2.5 percent. Adding the traditional 2.0 percent margin suggests a 30-year mortgage rate of 4.50 percent, which is lower than current 30-year rates. Thus, we should see a slowdown in the recent rise in mortgage rates. Next week, long-term mortgage rates should decline slightly.



Les Parker

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

Mortgage rates go down. Here's a parody based on the 1982 hit "I'm On Fire" by the Boss, Bruce Springsteen, from his Born in the USA album. "Curve's got a bad desire; Oh, no no, bonds on fire." The 10-Year Treasury note yield minus the 2-year yield inverted the other day, increasing concerns about slowing growth. So, investors want to buy mortgages that drive down mortgage rates.



Logan Mohtashami

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

Lower. The 10-year yield hit my max forecast level in 2022 of 2.42 percent; we breached above it for a few days, so bond yields — unless news gets worse about inflationary pressures this week — fall lower. However, jobs Friday is also coming up; the labor market is on fire as we still have over 11,000,000 job openings, and the omicron factor is fading away from the jobs data recently. If we get a more robust print, more labor can help with some inflationary pressure costs to employers. However, we still need more labor now than ever.



Nancy Vanden Houton, CFA

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

Lower.

20% say unchanged —



Dick Lepre

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

Trend: Flat. Markets remain unable to see beyond 24 hours. “Good” news about Ukraine/Russia was read as signaling lower inflation. This is clueless. Massive M2 money supply is the cause. This appears to leave us with two choices: 6 percent inflation or recession.



Mitch Ohlbaum

Mortgage banker, Macoy Capital Partners, Los Angeles, CA

Unchanged. The 10 year is at 2.35 percent this morning, the same where we were last week. This past Friday the 10-year topped out at 2.5 percent but has tumbled back down since. Everyone is waiting for the results of the Fed’s meeting in May, and the expectation is they will raise another 50 basis points. Given that we have seen an inverted curve (briefly) this week and Treasurys are flat, my guess is they will only raise by 25 basis points to avoid pushing too hard and causing a recession.

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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