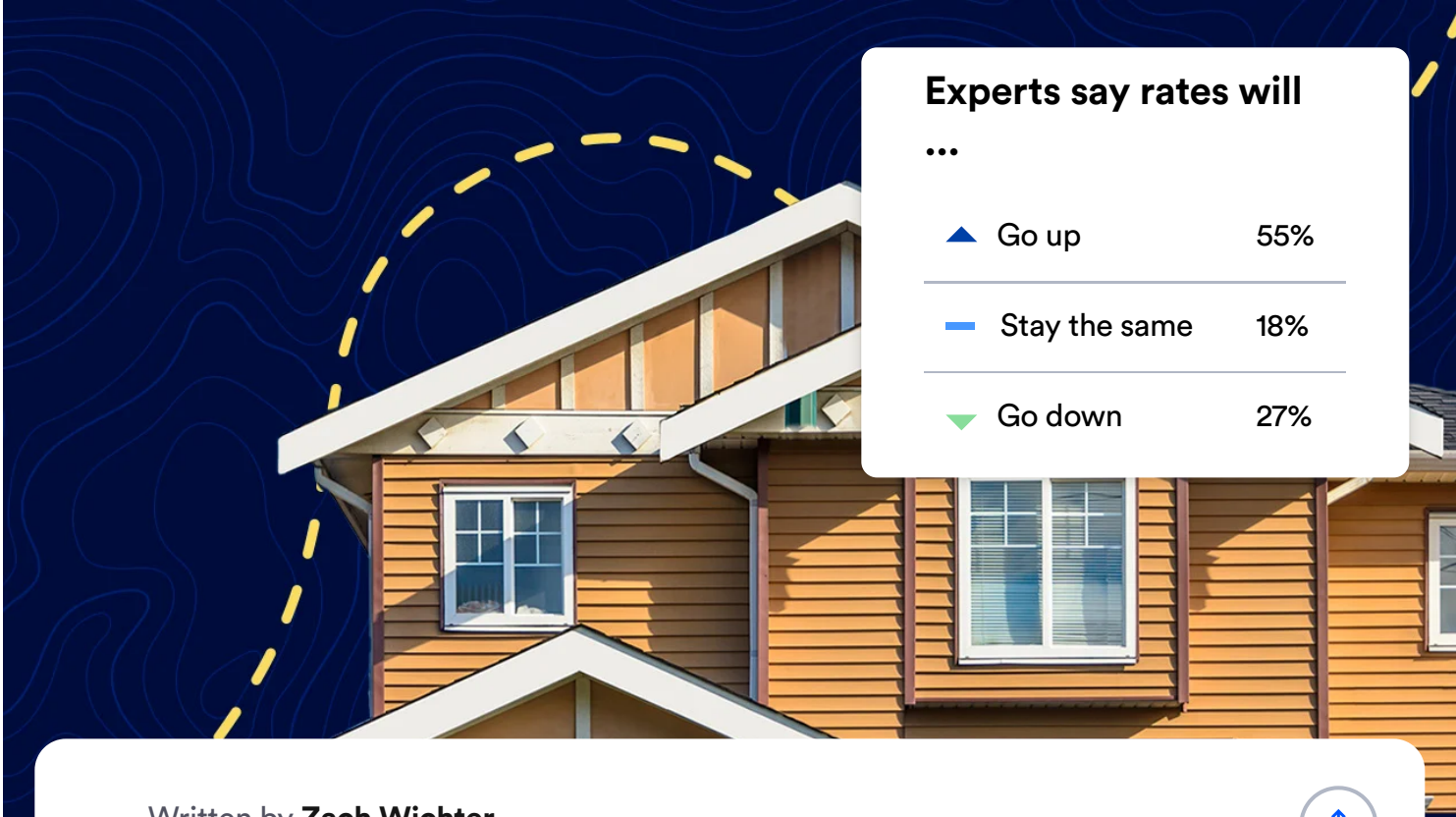


Expert Poll: Mortgage Rate Trend Predictions For May 12-18, 2022 | Bankrate



Experts say rates will

...

▲ Go up	55%
— Stay the same	18%
▼ Go down	27%

Written by **Zach Wichter** 

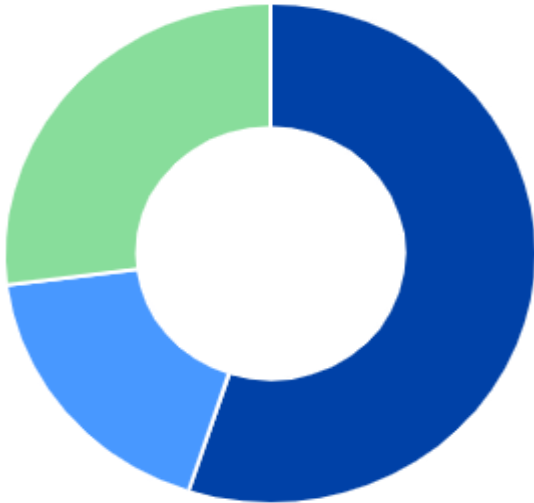
May 11, 2022 / 5 min read

At Bankrate we strive to help you make smarter financial decisions. While we adhere to strict editorial integrity, this post may contain references to products from our partners. Here's an explanation for how we make money.

Mortgage experts mostly think rates will rise in the coming week (May 12-18). In response to Bankrate's weekly poll, 55 percent said rates are headed higher. Meanwhile, 27 percent predicted rates would fall and 18 percent said they would hold steady. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

Experts predict where mortgage rates are headed

Week of May 12 - 18



Experts say rates will ...

▲ Go up	55%
■ Stay the same	18%
▼ Go down	27%














Current Mortgage Rates for May 2022

[Advertiser Disclosure](#)

Purchase	Refinance	Zip C... 33431 Boca Raton,...	Property Value \$ 406,250
Loan Amount \$ 325,000	Cash-out ⓘ Yes No	Loan Term 30 year ...	Credit S... 7...

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Lender 	APR 	Rate 	Mo. payment 	
15 Year Fixed NMLS: #244476   (4.7)	3.93% May 12, 2022	3.63% Points: 1.989	\$2,344 Fees: \$6,679	Next
15 Year Fixed NMLS: #3001   (4.9)  (855) 812-1018	3.92% May 12, 2022	3.63% Points: 1.993	\$2,343 Fees: \$6,477	Next
15 Year Fixed NMLS: #1374724   (4.8)  (855) 390-9412	4.00% May 12, 2022	3.75% Points: 1.669	\$2,363 Fees: \$5,465	Next
15 Year Fixed NMLS: #1067   (4.9)	4.16% May 12, 2022	3.88% Points: 1.875	\$2,384 Fees: \$6,093	Next

Inflation may have peaked but is not decelerating sharply.

— Joel Naroff, Naroff Economic Advisors

”

55% say rates will go up ▲



Ken H. Johnson

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

Significant declines in the equity markets, seemingly out of control inflation, the war in Ukraine, supply chain issues from China and elsewhere, and an overly aggressive Fed, which will not be happy until housing prices respond, are all coming together to create significant uncertainty in the markets. All of this uncertainty can serve only to push mortgage rates up. Long-term mortgage rates will increase once again next week.



Joel Naroff

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

Up. Inflation may have peaked but is not decelerating sharply.



Dick Lepre

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

Trend: Higher. Markets remain unpredictable. Inflation is persisting. Rates depend entirely on inflation. CPI print of 5/11 was lower than previous but a bit higher than expected.



Greg McBride

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

Vote: Up. More disappointment on the inflation front will power mortgage rates higher.

Nancy Vanden Houton, CFA

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



Higher.



Derek Egeberg

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

Higher. With the Fed selling off bonds, the market just can't consume enough to maintain rates. The slide to higher rates will continue through the rest of the year at a minimum.

27% say rates will go down ▼



Les Parker

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

Mortgage rates go down. Here's a parody based on the Smokey Robinson 1965 classic, "The Tracks of My Tears." "So, take a good look at the screen. You'll see a smile looks out of place. If you look closer, it's easy to trace the tracks of the bears." Hedgers watch graphs of mortgage-backed securities, which show higher rates (or bear market) but have rates peaked. Additionally, the economic troubles in the E.U. and China give hope for lower rates near term.



Dan Green

CEO, [Homebuyer.com](#), Austin, Texas

Down. Mortgage rates have peaked for the season. Pay a discount point or two to hedge for the long-term.



Logan Mohtashami

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

Lower. It was only based on the 10-year yield now. We attempted to break over the 2018 highs on the 10-year yield and couldn't; The 10-year has tried to stay above 3.10 percent with no luck. Even with the hotter CPI print, yields rose first to 3.07 percent and then faded lower shortly after that. On a monthly basis, the 10-year yield looks to be the most oversold ever. So, just on the reaction of the 10-year yield after the hotter CPI prints, lower.

18% say unchanged –



Mitch Ohlbaum

Mortgage banker, Macoy Capital Partners, Los Angeles, CA

Unchanged. The 10-year is trading at 2.978 percent, which is up only 11 basis points from April 13 almost a month ago. It has been a slow and steady climb since March 1, when we were at 1.72 percent. The 10-year topped out at 3.13 percent before dropping back down below 3 percent this morning. I believe mortgage rates have topped out for the next few weeks as the market tends to over adjust when it comes to increases. U.S. inflation fell in April but core inflation (omitting food and energy) rose by 0.6 percent vs the expected 0.4 percent — not really significant. Overall still a confusing market as we all figure out if the inflation numbers will stick around.



Michael Becker

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

After an initial rally in mortgage rates at the conclusion to the May FOMC, bonds sold off rather drastically pushing mortgage rates higher at the end of last week. However this week has seen a reversal with mortgage rates improving a good bit. Even after the CPI or inflation number came in a bit higher than was expected, bonds reversed their sell off and have rallied. While it's too early to say the high in mortgage rates has been set, this is an encouraging development. People shopping for a home would be happy if rates just stopped going up. Because of the rally this week, I will say that mortgage rates will be flat in the coming week.

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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