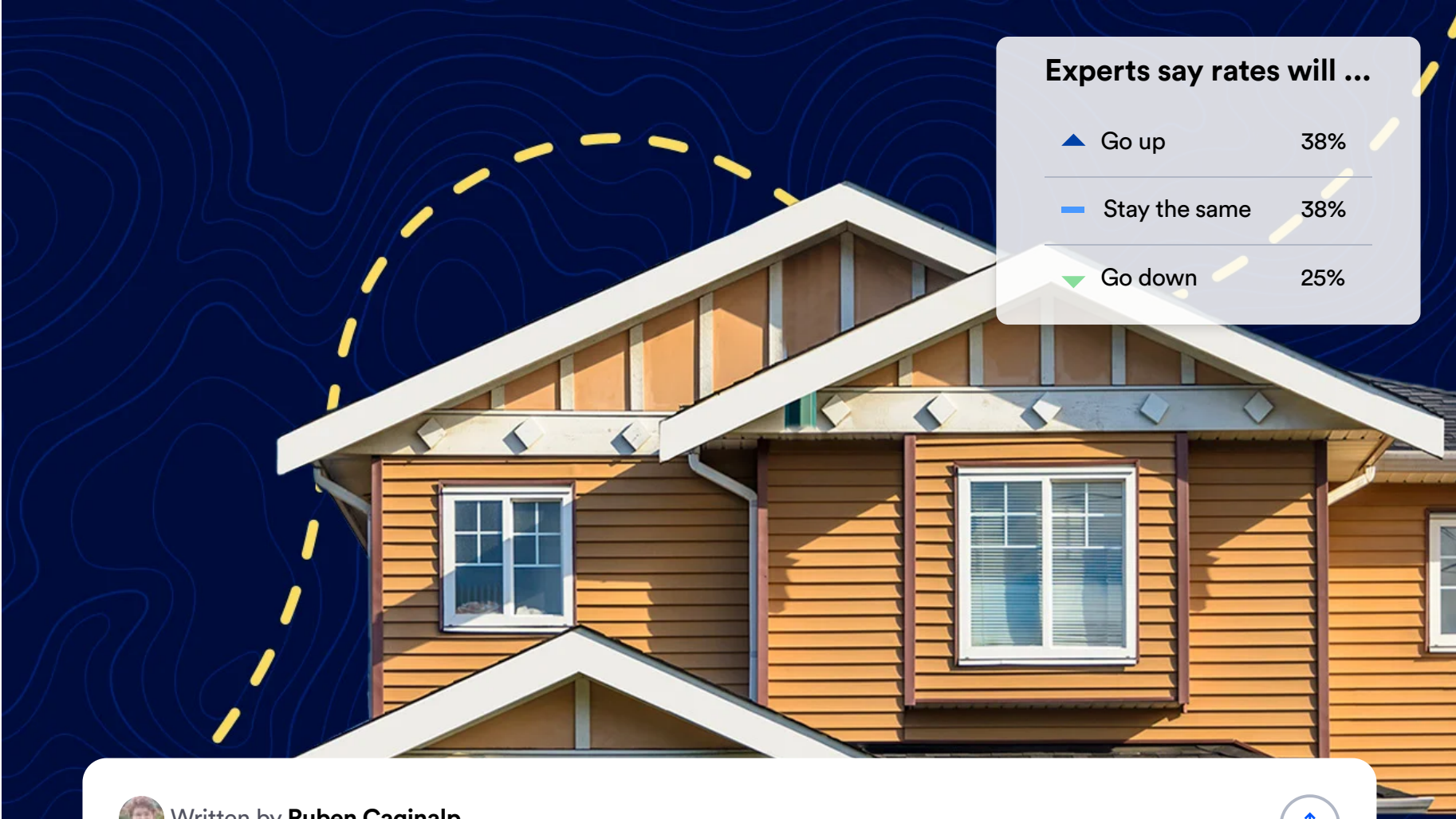




MORTGAGES

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# Expert Poll: Mortgage Rate Trend Predictions For July 28-August 3 | Bankrate



### Experts say rates will ...

▲ Go up	50%
— Stay the same	0%
▼ Go down	50%



Written by **Ruben Caginalp**

July 27, 2022 / 5 min read



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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.

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Mortgage experts are divided over where rates are headed in the coming week (July 28-August 3). In response to Bankrate's weekly poll, 50 percent say rates are going up, and 50 percent say rates

are going down. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

**Experts predict where mortgage rates are headed**

Week of Jul 28 - Aug 3



**Experts say rates will ...**

▲ Go up	50%
— Stay the same	0%
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## Current Mortgage Rates for July 2022

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<b>Purchase</b>	<b>Refinance</b>	Zip Code <b>33160</b> North Miami Bea...	Property Value <b>\$ 406,250</b>
Loan Amount <b>\$ 325,000</b>	Cash-out ⓘ <b>Yes</b> <b>No</b>	Loan Term <b>30 year fixed...</b> ▼	Credit Score <b>740+</b> ▼

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Lender ⓘ

APR ⓘ

Rate ⓘ

Mo. payment ⓘ

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15 Year Fixed  
NMLS: #1374724



(4.8)

**4.14%**

Jul 28, 2022

**3.88%**

Points: 1.751

**\$2,384**

Fees: \$5,731

Next



15 Year Fixed  
NMLS: #1067



(4.9)

**4.30%**

Jul 28, 2022

**4.00%**

Points: 2

**\$2,404**

Fees: \$6,500

Next



30 Year Fixed  
NMLS: #240415



(5)

**4.57%**

Jul 28, 2022

**4.38%**

Points: 1.382

**\$1,623**

Fees: \$7,491

Next



30 Year Fixed  
NMLS: #3001



(4.9)

**4.65%**

Jul 28, 2022

**4.50%**

Points: 1.787

**\$1,647**

Fees: \$5,807

Next

1 - 4 of 7



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**The slowing economy and worries about how much more the Fed will raise rates will lead to lower yields on long-term bonds, bringing mortgage rates lower as well.**

— Greg McBride, CFA, Bankrate

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**50% say rates will go up ▲**



**Derek Egeberg**

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

Higher. The slight improvement in bonds and flight to quality early this week will be whipsawed worse when the Fed raises rates this week. Watch for the word recession to be debated on every major news outlet because of the Fed's increase in rate.



**Dick Lepre**

Loan agent, CrossCountry Mortgage, Alamo, CA

Trend: Higher. If one subscribes to "Buy on rumor, sell on news," then recession and a Fed hike will become news, and we will see selling of Treasury and MBS debt, which will drive rates up a bit.



## Michael Becker

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

The Fed raised the Federal Funds rate .75% as expected, but mentioned in it's statement that "indicators of spending and production have softened." They said they would be data dependent in coming meetings. Bond markets like this stance and we have seen a small rally in bond prices. I think mortgage rates will improve in the coming week.

# 50% say rates will go down ▼



## Ken H. Johnson


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

Open interest in 10-Year T-Notes is outpacing their availability and has been for roughly the last month. The economics is simple from here. Demand for 10-year T-Notes is driving price up and yield down. Lower 10-Year yields will result in lower mortgage rates. Next week, long-term mortgage rates will decline. PS -- looks like we are in for a settling of mortgage rates for a while. It seems that for now, more folks are afraid of a recession and are running for cover in 10-year T-Notes vs. the Fed trimming its balance sheet by selling their stock of 10-year T-Notes. Until this trend settles, rates will slowly decline.



## Greg McBride

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



Vote: Down. "The slowing economy and worries about how much more the Fed will raise rates will lead to lower yields on long-term bonds, bringing mortgage rates lower as well."



### Les Parker

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

Mortgage rates will go down. Here's a parody based on Led Zeppelin's classic from 1971, Black Dog: "Bulls gotta roll, can't stand still. Got a flamin' trend, can't get their fill." Who needs a tchotchke when chopped steak is taken from the household budget? Since Jobs data is a lagging indicator of a recession, its strength does not negate the negative outlook on growth. The volatile parts of inflation, food, energy, and rent undermine consumer confidence.

## 0% say unchanged—

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None of our experts predicted rates will stay the same.



Bankrate®

## 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

Ruben Çağınalp is an associate writer for Bankrate, focusing on mortgage topics.



## Expertise

Mortgages, mortgage refinancing, homebuying, homebuyer assistance programs

## Experience

Prior to joining Bankrate, Ruben interned as an LGBTQ+ civil rights paralegal, completed three university research fellowships and published his work in undergraduate research journals. He currently serves as a board member at the American Trans Resource Hub.

## Education

Ruben has a BA in Comparative Literature from Fordham University.

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