

[Mortgages](#)

# Expert poll: Mortgage rate trend predictions for February 2 – February 8

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Feb. 01, 2023 | [Advertiser Disclosure](#)



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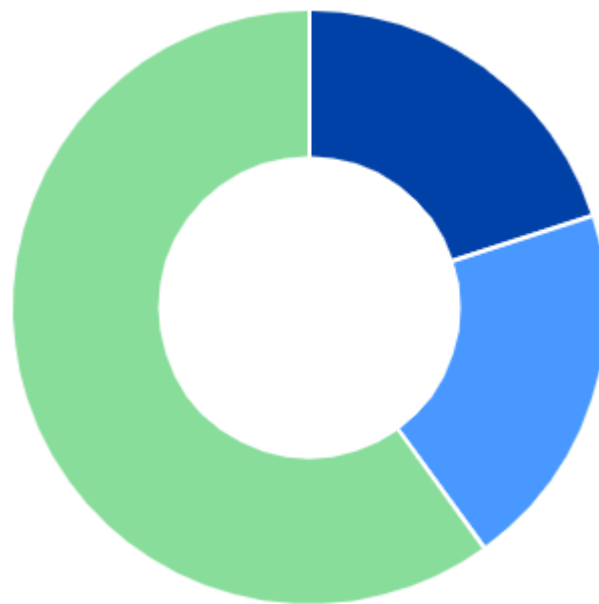
Mortgage experts are divided about rate trends in the coming week (Feb. 2–Feb. 8), but the majority votes for a decline. In response to Bankrate's weekly poll, 20 percent say rates are going

up, 60 percent say rates are going down and another 20 percent say rates will remain the same. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

## Experts predict where mortgage rates are headed

Week of Jan. 26-Feb. 1



### Experts say rates will...

▲ Go up	20%
■ Stay the same	20%
▼ Go down	60%

Percentages might not equal 100 due to rounding.

# Current Mortgage Rates for February 7, 2023

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<b>Purchase</b>	<b>Refinance</b>	Zip Code <b>33431</b> Boca Raton, FL	Property Value <b>\$ 720,000</b>
Loan Amount <b>\$ 432,000</b>	Cash-out ⓘ Yes <b>No</b>	Loan Term <b>30 year fi...</b>	Credit Score <b>740+</b>

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Lender ⓘ	APR ⓘ	Rate ⓘ	Mo. payment ⓘ	Sort by ▾
30 Year Fixed NMLS: #240415 ★★★★★ (5) ⓘ	<b>5.41%</b> Feb 7, 2023	<b>5.25%</b> Points: 1.736	<b>\$2,386</b> Fees: \$7,499 ⓘ	Next →
30 Year Fixed NMLS: # 1025894	<b>5.69%</b> Feb 7, 2023	<b>5.50%</b> Points: 1.96	<b>\$2,453</b> Fees: \$8,717 ⓘ	Next →
30 Year Fixed NMLS: #1374724 ★★★★★ (4.8) ⓘ	<b>5.78%</b> Feb 7, 2023	<b>5.63%</b> Points: 1.645	<b>\$2,487</b> Fees: \$7,191 ⓘ	Next →



**The Federal Reserve beat inflation and engineered a soft landing. Plan for lower mortgage rates ahead.**

— Dan Green, CEO

Homebuyer.com, Austin, Texas



## 20% say rates will go up ▲

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**Dick Lepre**

Loan agent, [CrossCountry Mortgage](#), Alamo, CA

Trend: Higher. FOMC increased the range target for overnight lending by 0.25 percent to 4.5 - 4.75 percent. The statement noted that the Fed anticipated further increases and stated that it was still seeking a 2 percent objective for inflation.

## 60% say rates will go down ▼

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**Dan Green**

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

The Federal Reserve beat inflation and engineered a soft landing. Plan for lower mortgage rates ahead.



**Greg McBride**

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

Vote: Down. The Federal Reserve is pressing on with hiking short-term rates but that portends lower – not higher – long-term rates, including mortgage rates.



### James Sahnger

Mortgage planner, [C2 Financial Corporation](#), Jupiter, Florida

Lower. The Fed increased the Fed funds rate on Wednesday by 0.25 percent and indicated that future hikes are coming based on current levels of inflation and a strong employment market. Jerome Powell, in his comments after the meeting broke, did say that the signs of disinflation are appearing. This makes for an increase to Fed Funds of 4.75 percent since starting their hikes in 2022. The bond markets liked what they heard and believe long rates will start to ease which will impact mortgage rates. The initial reaction was rates retreated back to levels last seen in mid-September last year.

## 20% say unchanged—

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### Ken H. Johnson

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

10-year Treasury yields are settling with very little movement in the last couple of weeks. The same should follow suit with mortgage rates. Long-term mortgage rates should go unchanged next week.

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