



# Compare current mortgage rates for today

Written by **Jeff Ostrowski**

Reviewed by **Greg McBride, CFA**

Feb. 08, 2024 | [Advertiser Disclosure](#)

## What type of home loan are you looking for?

I'm just browsing

Purchase

Refinance

### HOW IT WORKS

#### Compare top rates

See low rates from over 100+ lenders.

#### Select a lender

Get custom quotes in under 2 minutes.

#### See your savings

You could take hundreds off your mortgage.

☰ On this page

COMPARE

# Top offers on Bankrate vs. the national average interest rate ⓘ

**Purchase**      **Refinance**

Loan type

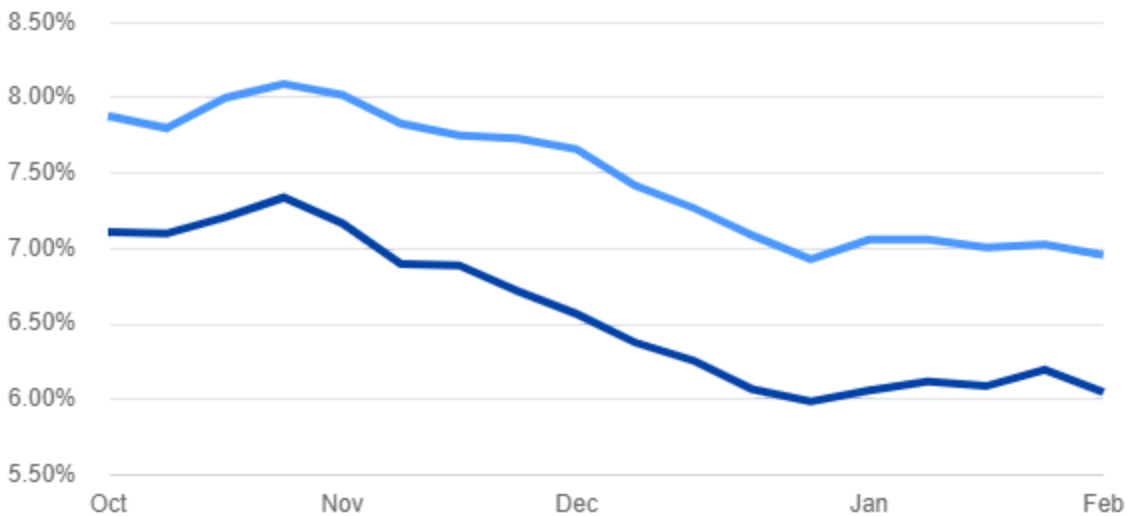
30-Year Fixed ▼

How our rates are calculated

[See today's mortgage rates](#)

Top offers on Bankrate: **6.05%**

National average: **6.96%**



For the week of February 2nd, top offers on Bankrate are **0.91% lower** than the national average. On a \$340,000 30-year loan, this translates to **\$2,442 in annual savings**.

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## Today's national mortgage interest rate trends

For today, Thursday, February 08, 2024, the current average 30-year fixed mortgage interest rate is 7.06%, **increasing 7 basis points** since the same time last week. If you're planning to refinance, today's average interest rate for a 30-year fixed refinance is 7.14%, **decreasing 5 basis points** over the last seven days. In addition, today's national average 15-year fixed refinance interest rate is 6.47%, **increasing 1 basis points** over the last week. It's a challenging market for borrowers, and we're here to help: Bankrate often has access to offers well below the national average, displaying the interest rate, APR (rate plus costs) and estimated monthly payment to help you compare deals and fund your home for less. In times of volatile shifts in mortgage rates, it's important to shop around for mortgage offers before committing to a loan.

## Mortgage industry insights

### Mortgage rates fall, but no movement from Fed

Rates on some of the most popular types of mortgages fell slightly as of Jan. 31, according to Bankrate's [weekly national survey](#) of large lenders.

The average rate on a 30-year fixed mortgage moved down to 6.84 percent, while the average rate on a 15-year fixed mortgage decreased to 6.16 percent.

The 30-year rate has held steady in the upper-6 percent range for the last month, after the Federal Reserve opted not to hike rates and instead pointed to cuts.

Learn more: [Historical mortgage rates](#)

The Fed again [held rates steady](#) at its Jan. 31 meeting, while also signaling it might not cut rates at its next gathering in March.

“Interest rates took the elevator going up but are going to take the stairs coming down,” says [Greg McBride](#), CFA, Bankrate’s chief financial analyst, who recently [forecasted](#) the average 30-year rate to drift down to 5.75 percent by the end of 2024.

While the Fed doesn't directly set mortgage rates, its monetary policies do influence their direction. Fixed mortgage rates move with the [10-year Treasury](#) yield, while adjustable-rate loans more closely follow the Fed.

With the 30-year rate seeming stable for now, borrowers have begun to resurface.

“The combination of strong consumer demand and somewhat lower mortgage rates should support a more robust spring housing market this year,” says Mike Fratantoni, chief economist of the Mortgage Bankers Association.

## Majority of experts predict rates to go down

Heather Devoto

Ken H. Johnson

Dick L...



**Ken H. Johnson**

Real estate economist, Florida Atlantic University

The announcement by the Treasury that the need for borrowing by the federal government is noticeably below the forecasted amount has sent the yield on 10-year Treasurys slightly downward. However, stay tuned for how the borrowing will be done — shorter- versus longer-term instruments. But, that is a story for another day. For now, lower borrowing needs by the federal government for Q1 2024 will lower the yield on 10-year Treasurys. Accordingly, we will see slightly lower long-term mortgage rates next week. (Jan. 31)

Learn more: [Weekly mortgage rate trend predictions](#)

## Current mortgage and refinance interest rates

Purchase

Refinance

Product	Interest Rate	APR
<a href="#">30-Year Fixed Rate</a>	7.10%	7.11%
<a href="#">20-Year Fixed Rate</a>	6.93%	6.96%
<a href="#">15-Year Fixed Rate</a>	6.52%	6.55%
<a href="#">10-Year Fixed Rate</a>	6.35%	6.38%
<a href="#">5-1 ARM</a>	6.11%	7.27%
<a href="#">10-1 ARM</a>	7.22%	7.73%
<a href="#">30-Year Fixed Rate FHA</a>	6.29%	6.97%
<a href="#">30-Year Fixed Rate VA</a>	6.55%	6.67%

Product	Interest Rate	APR
<a href="#">30-Year Fixed Rate Jumbo</a>	7.16%	7.17%

Rates as of Thursday, February 08, 2024 at 6:30 AM

How does the Federal Reserve impact today's mortgage rates?



Interest rate vs. APR



Why trust Bankrate's mortgage rates



## How to get the best mortgage rate for you

Getting the best possible rate on your mortgage can mean a difference of hundreds of extra dollars in or out of your budget each month — not to mention thousands saved in interest over the life of the loan. You won't know what rates you qualify for, though, unless you comparison-shop.

Here's how to do it:

- Determine what type of mortgage is right for you.** Consider your credit score and down payment, how long you plan to stay in the home, how much you can afford in monthly payments and whether you have the risk tolerance for a variable-rate loan versus a fixed-rate loan.
- Compare mortgage rates.** There's only one way to be sure you're getting the best available rate, and that's to shop at least three lenders, including large banks, credit unions and online lenders, or by using a mortgage broker. Bankrate offers a mortgage rates comparison tool to help you find the right rate from a variety of lenders. Keep in

mind: Mortgage rates change daily, even hourly, based on market conditions, and vary by loan type and term.

- 3. **Choose the best mortgage offer for you.** Bankrate's [mortgage calculator](#) can help you estimate your monthly mortgage payment, which can be useful as you consider your budget. Look at the APR, not just the interest rate. The APR is the total cost of the loan, including the interest rate and other fees. These fees are part of your closing costs.

How to get a mortgage: Step-by-step



### Bankrate Insight

It's been [proven](#): Shopping with multiple lenders can save you up to \$1,200 a year. Bankrate's [mortgage amortization calculator](#) shows how even a 0.1 percent difference on your rate can translate to thousands of dollars you could pay over the life of the loan.

## LENDER COMPARE

# Compare mortgage lenders side by side

Mortgage rates and fees can vary widely across lenders. To help you find the right one for your needs, use this tool to compare lenders based on a variety of factors. Bankrate has reviewed and partners with these lenders, and the two lenders shown first have the highest combined Bankrate Score and customer ratings. You can use the drop downs to explore beyond these lenders and find the best option for you.

Lender

Garden State Home Loans



Lender

Homefinity





NMLS: 473163

State License: MB-473163

**3.6**



Bankrate Score ⓘ

About the Lender

### Recent Customer Reviews ⓘ

★★★★★★ 5.0

[562 reviews](#)

Joe is the man!   
★★★★★

Outstanding experience   
★★★★★

[Read full lender review](#)



NMLS: 2289

State License: 4965

**4.5**



Bankrate Score ⓘ

About the Lender

### Recent Customer Reviews ⓘ

★★★★★★ 4.9

[1057 reviews](#)

Effective, Communicati...   
★★★★★

Amazing Service, great ...   
★★★★★

[Read full lender review](#)

# Factors that determine your mortgage rate

Your mortgage rate depends on a number of factors, including your individual credit profile and what's happening in the broader economy. These variables include:



- **Your credit and finances:** The better your credit score, the better interest rate you'll get. The same goes for the size of your down payment and the amount of debt you carry: Generally, if you have more money to put down, you'll get a lower rate. If you have additional debt, your rate might be higher.
- **Loan amount:** The size of your loan can impact your rate.
- **Loan structure:** Your rate varies whether you're obtaining a fixed-rate or adjustable-rate loan. It also depends on the length of the loan (for example, 30 years or 15 years).
- **Location of the property:** Rates vary depending on where you're buying.
- **Whether you're a first-time homebuyer:** Many first-time homebuyer loan programs include a lower-rate mortgage.
- **Economic factors:** Broadly, mortgage rates are impacted by forces like the Federal Reserve, inflation and investor appetite.
- **The lender you work with:** Lenders set rates based on many factors, including their own supply and demand.

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How can mortgage points lower my interest rate?



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Should you lock in your mortgage rate?



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## Mortgage FAQ


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What is a mortgage and how does it work?



How much are closing costs on a mortgage? 

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Who are the best mortgage lenders? 

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## How to refinance your current mortgage

Now that rates are higher, few homeowners today can save money with a standard rate-and-term refinance.

Even so, [refinancing your mortgage](#) might still make sense in some cases. Perhaps you want to switch from an ARM to a fixed-rate loan before your variable rate resets. Maybe you want to ditch your FHA loan to [eliminate mortgage insurance](#). Perhaps you need to refinance due to divorce or other circumstances. If you want to pay down your mortgage more quickly, you can refinance and shorten your term to 20, 15 or even 10 years. Because home values have risen sharply in the last few years, it's also possible that a refinance could free you from paying for private mortgage insurance. The bump in value might allow you to refinance and [tap your home equity to pay for home renovations](#), as well.

There are upfront costs associated with refinancing, including for the [appraisal](#), so you'll want to be sure the savings outpace the refinance price tag in a reasonable amount of time. Most experts say the ideal breakeven timeline is 18 months to 24 months.

[Compare refinance rates](#) and do the math with Bankrate's [refinance calculator](#).

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### Written by: Jeff Ostrowski, senior mortgage reporter for Bankrate

Jeff Ostrowski covers mortgages and the housing market. Before joining Bankrate in 2020, he wrote about real estate and the economy for the Palm Beach Post and the South Florida Business Journal.

[Read more from Jeff Ostrowski](#)

**Reviewed by: Greg McBride, chief financial analyst for Bankrate**

Greg McBride, CFA, is Senior Vice President, Chief Financial Analyst, for Bankrate.com. He leads a team responsible for researching financial products, providing analysis, and advice on personal finance to a vast consumer audience.

[Read more from Greg McBride](#)

## Mortgage rates in other states

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[United States](#)

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[Indiana](#)

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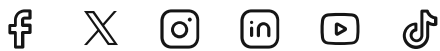
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