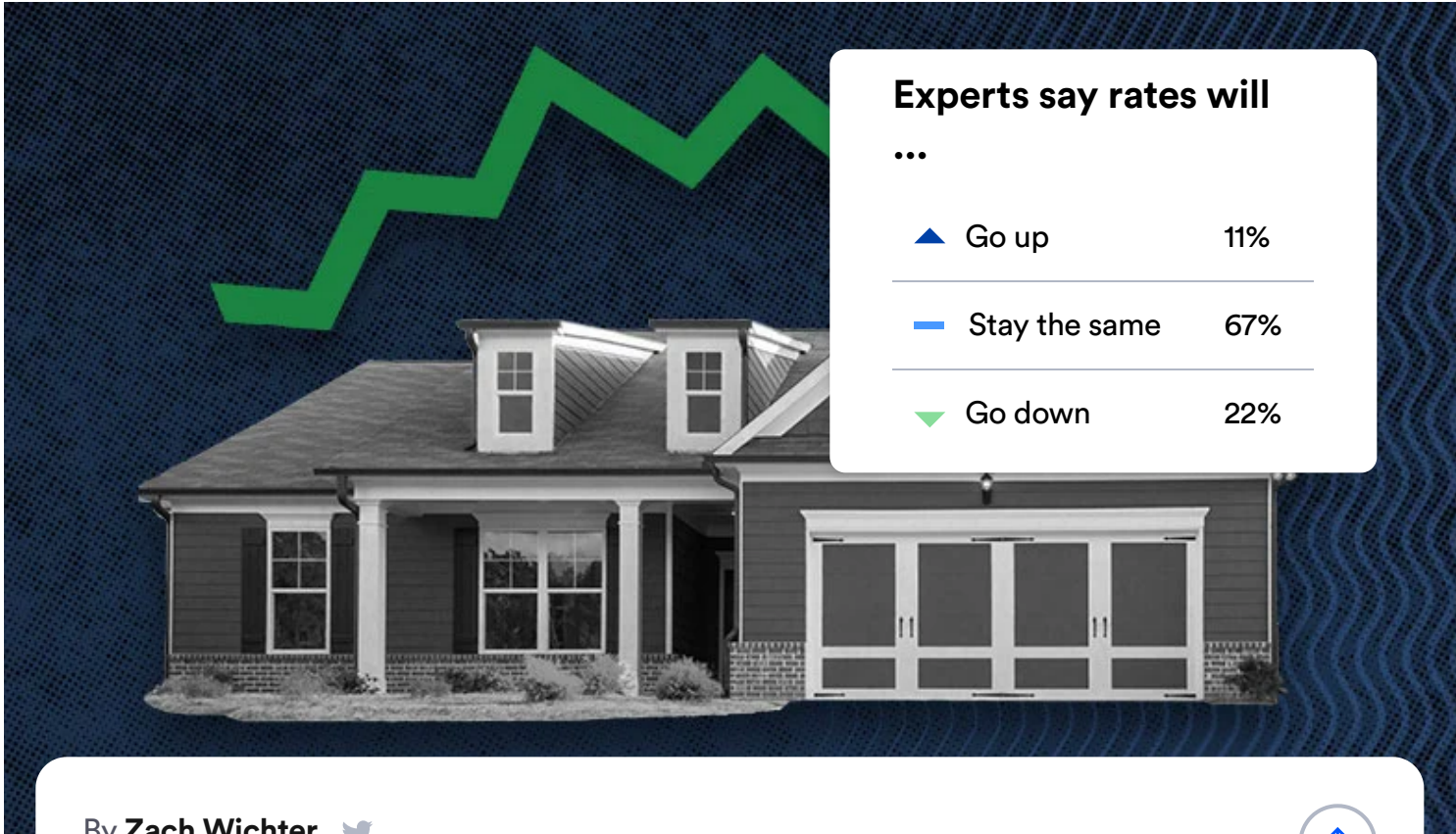


MORTGAGES

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Expert Poll: Mortgage Rate Trend Predictions For May 6-12, 2021



By **Zach Wichter**

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Image Credit: MoMo Productions/Getty Images



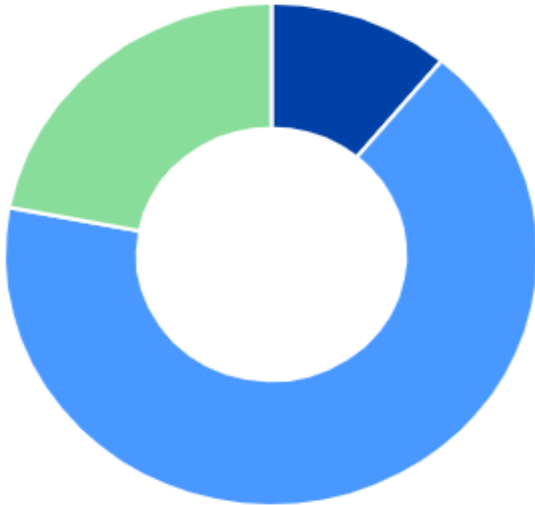
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Mortgage experts mostly think rates will stay put in the week ahead (May 6-12). In response to Bankrate's weekly poll, 67 percent said rates will remain the same, 22 percent said rates would fall and 11 percent said rates would rise. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of May 6 - 12



Experts say rates will ...

▲ Go up	11%
■ Stay the same	67%
▼ Go down	22%

Current Mortgage and Refinance Rates for May 2021

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Purchase	Refinance
Zip Code 33436 Boynton Beach, FL	
Credit Score 740+ ▼	

Property Value
\$ 406,250

Loan Amount
\$ 325,000

Loan Term
30 year fixed ▼

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Lender	APR ⓘ	Rate ⓘ	Mo. payment ⓘ	
Sage Mortgage	2.45%	2.25%	\$1,242	Next
★★★★★ (4.8) May 6, 2021 30 Year Fixed NMLS: #1374724 Points: 1.408 Fees: \$8,697				
Better.com	2.48%	2.38%	\$1,263	Next
★★★★★ (3.8) May 6, 2021 30 Year Fixed NMLS: #330511 Points: 1.417 Fees: \$4,6...				
Sebonic Financial	2.52%	2.38%	\$1,263	Next
★★★★★ (4.6) May 6, 2021 30 Year Fixed NMLS: #66247 Points: 1.398 Fees: \$6,0...				



Rates should stay the same for the foreseeable future with slight volatility.



11% say rates will go up ▲



Joel Naroff

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

Up. Look for a good employment report.

22% say rates will go down ▼



Jeff Lazerson

President, [MortgageGrader](#)

Down. With inflation pressures in mind-it doesn't really make any sense to me but rates are drifting down.



Les Parker

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

Mortgage rates go down. Here's a parody based on the 1980 hit "Love Will Tear Us Apart" by Joy Division. "Are trends changing their ways, taking different roads? Then Fed dove will tear 'em apart again. Fed dove will tear 'em apart again." The Fed remains committed to low rates, so the signs of the global economic recovery underperforming optimist expectations push rates lower.

67% say unchanged —

Ken H. Johnson

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

Long-term mortgage rates will remain virtually unchanged. 10-year Treasury yields have been remarkably stable for the last two weeks holding between 1.50 percent and 1.675 percent. This stability should translate into minimal movement in long-term mortgage rates. Mortgage rates should remain virtually unchanged this week holding near historic lows.

Nancy Vanden Houton, CFA

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

Unchanged.

Dick Lepre

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

Trend: Flat. Markets are confused and bouncy. Confusion stems from lack of consensus as to whether we are about to have significant inflation vs. those who believe the Fed's view that inflation will be transitory. For the next few weeks attention will be focused on how much more debt the administration and Congress decide to take on. The bigger the increase in the debt ceiling the bigger the hit to rates will be.

Gordon Miller

Owner, [Miller Lending Group, LLC](#), Cary, North Carolina

Despite comments from Treasury secretary Yellen regarding the possibility of rate hikes this year, the likelihood of near term increases remains low. Rates should stay the same for the foreseeable future with slight volatility.

Mitch Ohlbaum

Mortgage banker, Macoy Capital Partners, Los Angeles, CA

Unchanged. The 10-year is trading at 1.60 percent today but has been in a narrow range for the last few weeks. Treasuries were poised to rise but were pared by the reporting of new jobs by ADP, which fell short of estimates. The Fed and the market have been talking about inflation and I don't think anyone believes the recent increase is anything more than a momentary blip on the inflation radar.

Logan Mohtashami

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

Unchanged. No matter how good the economic data has been, the bond market refuses to go in any direction for the time being. Jobs Friday is coming up, and the jobs data is about to make an epic run to get all the jobs lost to COVID-19. So, not much is going on in the bond market, and the stock market refuses to have a 10 percent correction. So for now, keep a close eye when the 10-year yield gets 1.75 percent or 1.55 percent.

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

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](https://thepointsguy.com/). 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.

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