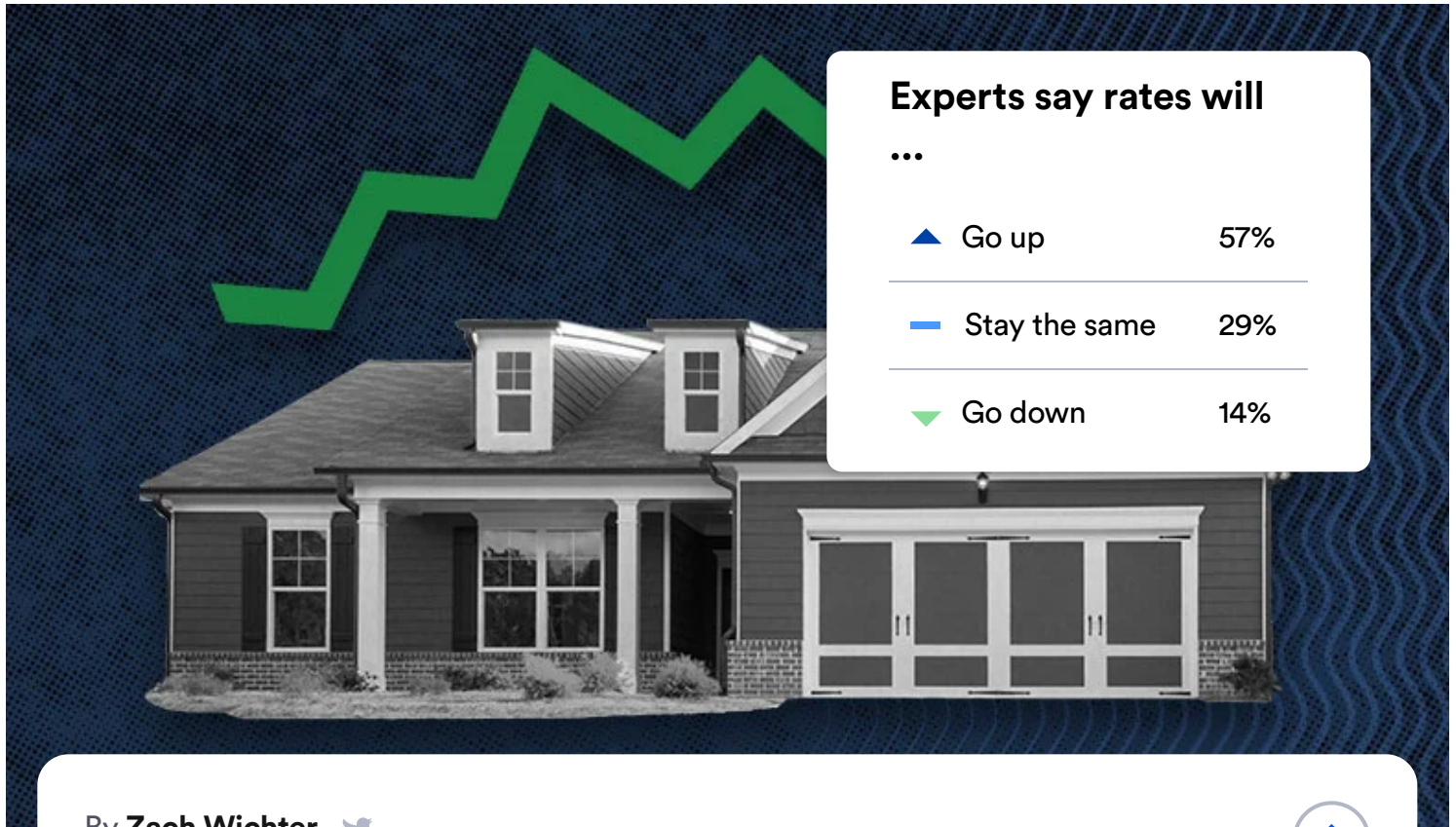


Expert Poll: Mortgage Rate Trend Predictions For May 13-19, 2021



By **Zach Wichter** 

May 12, 2021 / 5 min read

Image Credit: MoMo Productions/Getty Images



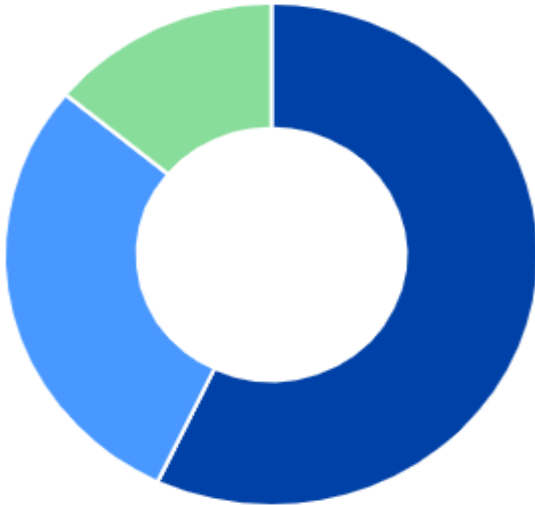
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Mortgage experts mostly think rates are due to rise in the week ahead (May 13-19). In response to Bankrate's weekly poll, 57 percent said rates will go up, 29 percent said rates would stay the same and just 14 percent said rates would fall. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of May 13 - 19



Experts say rates will ...

▲ Go up	57%
■ Stay the same	29%
▼ Go down	14%

Current Mortgage and Refinance Rates for May 2021

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<input type="button" value="Purchase"/> <input checked="" type="button" value="Refinance"/>	Zip Code 33436 Boynton Beach, FL
Credit Score 740+	Property Value \$ 406,250
Loan Amount	Loan Term

Loan Amount
\$325,000

Loan Term
30 year fixed

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Lender	APR	Rate	Mo. payment	
<p>★★★★★ (3.7)</p> <p>30 Year Fixed</p> <p>NMLS: #330511</p>	<p>2.51%</p> <p>May 14, 2021</p>	<p>2.38%</p> <p>Points: 1.715</p>	<p>\$1,263</p> <p>Fees: \$5,573</p>	Next
<p>★★★★★ (4.8)</p> <p>30 Year Fixed</p> <p>NMLS: #1374724</p>	<p>2.51%</p> <p>May 14, 2021</p>	<p>2.25%</p> <p>Points: 1.872</p>	<p>\$1,242</p> <p>Fees: \$11k</p>	Next
<p>★★★★★ (4.6)</p> <p>30 Year Fixed</p> <p>NMLS: #66247</p>	<p>2.55%</p> <p>May 14, 2021</p>	<p>2.38%</p> <p>Points: 1.764</p>	<p>\$1,263</p> <p>Fees: \$7,223</p>	Next
<p>★★★★★ (4.9)</p> <p>30 Year Fixed</p> <p>NMLS: #1954591</p>	<p>2.65%</p> <p>May 14, 2021</p>	<p>2.50%</p> <p>Points: 1.663</p>	<p>\$1,284</p> <p>Fees: \$6,403</p>	Next

Higher! Higher! Bye bye low rates. It's been real...or at least nominal.



— Robert Brusca, Facts And Opinions Economics

57% say rates will go up ▲



Joel Naroff

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

Up. Inflation is rising and so should rates.



Gordon Miller

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

With more non-voting Fed governors talking up inflation and suggesting the Fed is behind the curve, we may have one of those temporary rate worsening weeks that typically only last a few days.



Jennifer Kouchis

Senior vice president, real estate lending, VyStar Credit Union, Jacksonville, Florida

Rates will increase. After several weeks of low rates, the 10-year Treasury is on the rise, causing a spike in rates and more eyes on the market.



Greg McBride

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

Vote: Up. Concerns about inflation are rattling investors and will drive bond yields and mortgage rates higher.



Logan Mohtashami

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

Higher. This last week is a great example of the short-term tug of war with the bond market. The jobs report whiffed badly, but the labor market is very healthy in terms of demand for labor. So, the 10-year yield dropped first, only to recover

quickly because the economy is early in its expansion. It popped to 1.67 percent after the CPI number showing core CPI is near 3 percent. We should be testing that key 1.75% level soon, and if we can close above that level and get more bond selling, rates should rise.



Robert Brusca

Chief economist, [Facts and Opinions Economics](#), New York

Higher! Higher! Bye bye low rates. It's been real...or at least nominal.



Nancy Vanden Houton, CFA

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

Higher.



Michael Becker

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

A big spike in both headline and core inflation reported in the CPI numbers has bonds selling off and rates rising. This report will shift the bond market's focus to the Fed and whether or not they will remove support for lower interest rates. Because of this I think mortgage rates will rise in the coming week.

14% say rates will go down ▼



Jeff Lazerson

President, [MortgageGrader](#)

Down. The Colonial Pipeline hack is dangerous for the entire U.S. economy, triggering a softer economy.



Les Parker

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

Mortgage rates go down. Here's a parody based on the 1959 Broadway musical Gypsy, "Everything's Coming Up Roses." "Clear the decks! Clear the tracks! You've got nothing to do but relax. Blow a buy. Take a lock. Borrowers, everything's coming up roses!" When seventy percent of the market believes everything is coming up roses, what do they do when they see the thorns?

29% say unchanged –



Ken H. Johnson

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

Long-term mortgage rates will remain unchanged this week. A lot of economic activity (bad job numbers, ongoing sector rotation in equities, etc.) is coming together to produce a rather stable 10-year Treasury market. As a consequence of all of this activity, 10-year yields continue to hover around 1.60 percent. This will result in little to no change in long-term mortgage rates.



Dick Lepre

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

Trend: Flat. Last week's disappointing BLS jobs report and this week's job openings report showing a massive number of job openings indicate that many people are choosing to collect pandemic unemployment rather than go back to work. The latest unemployment number from the Labor Department showed 16,157,024 unemployed with 11,835,212 receiving pandemic unemployment. The number of unemployed may not drop until the pandemic UI plans end on September 4, 2021. Some states will terminate these programs much sooner. Large unemployment numbers are helping keep rates down.



Mitch Ohlbaum

Mortgage banker, Macoy Capital Partners, Los Angeles, CA

Unchanged. The 10-year is 1.680 percent, which is only slightly up from one week ago. Inflation is still the issue the market is watching but the Fed is not convinced it will stick and inflation will continue to rise. Employment numbers are also under close watch each week.



James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Unchanged. Rates took a hit this week following the inflation report. Everyone knew the report was going to come in hot following the incredibly soft report from last year. We will continue to see some blockbuster numbers the next few months and amongst other issues, the Colonial Pipeline issue will have an impact as well. People can say what they will but we do see inflation in many areas that will not be transitory. That said, I don't look for much of a change in rates over the next week.

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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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