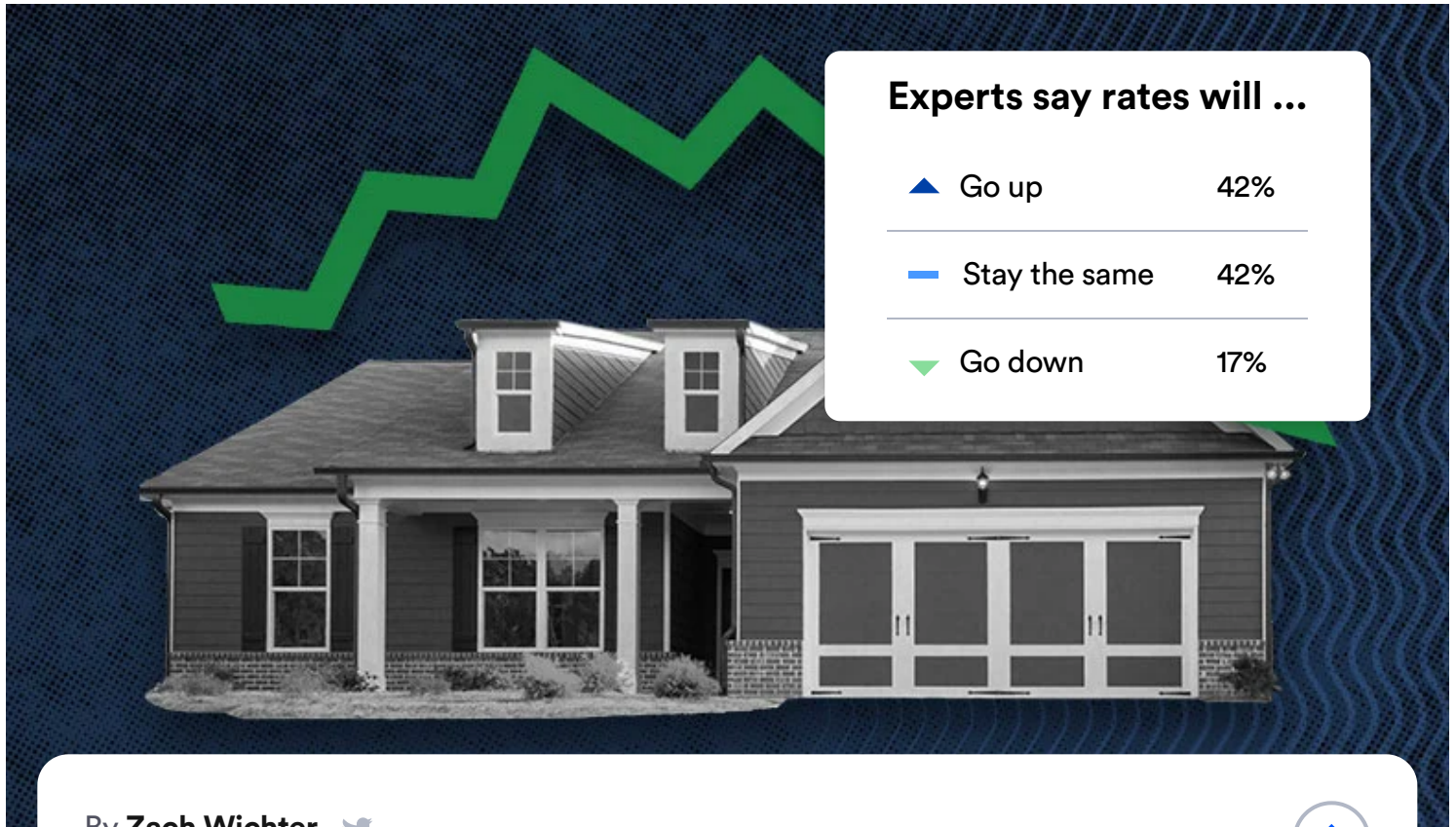




Expert Poll: Mortgage Rate Trend Predictions For May 20-26, 2021



By **Zach Wichter**

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Image Credit: MoMo Productions/Getty Images



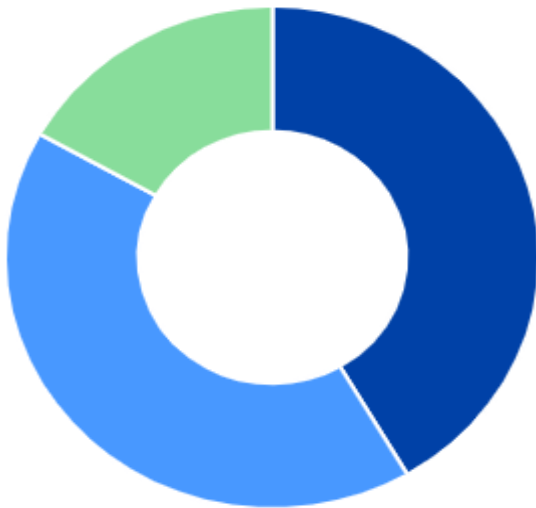
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Mortgage experts are divided on the question of how rates will move the week ahead (May 20-26). In response to Bankrate's weekly poll, 42 percent said rates will go up and another 42 percent said rates would stay the same. Just 17 percent said rates would fall. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of May 20 - 26



Experts say rates will ...

▲ Go up	42%
■ Stay the same	42%
▼ Go down	17%

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
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Sage Mortgage

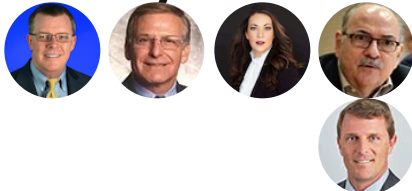
“

Up. More bad inflation news.

”

— Joel Naroff, Naroff Economic Advisors

42% say rates will go up



Ken H. Johnson

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

Rates will begin to move up this week. Between investment opportunities brought about by a steepening yield curve and the 10-year Treasury market, 30-year mortgages will witness a decline in value and a corresponding increase in yield. Thus, long-term mortgage rates should begin to see a series of slow and steady rate increases in the weeks ahead as investors move to alternative risk-adjusted investment opportunities.

**Joel Naroff**

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

Up. More bad inflation news.

**Jennifer Kouchis**

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

Rates will increase. The 10-year Treasury is still elevated, causing yet another small spike in rates.

**Robert Brusca**

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

Higher.

**Greg McBride**

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

Vote: Up. Looking at the FOMC meeting minutes, the Fed might not be 'thinking about thinking about' tapering asset purchases, but they are thinking about talking about it. That'll be enough to spook investors a bit.

17% say rates will go down ▼

Les Parker

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

Mortgage rates go down. Here's a parody based on the 1978 song from a movie of the same title, "Every Which Way But Loose." "And now Bears feel the need to hold Bonds close before Bulls break away: While Bonds showin' charts; Every which way but loose." Sideways action may lull markets to sleep, but interest rates continue to threaten to drop significantly.

James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Lower. Sell in May and Go Away! This week the financial markets, crypto currency and lumber futures all took it on the chin, with the 10-year Treasury falling 7 basis points to hitting 1.62 percent Wednesday morning. Bitcoin is down nearly over 32 percent in the last week alone. The VIX is up 26 percent in the last two weeks signaling the potential for greater stock volatility. Long-term inflation fears in some camps are strong and others not so much. Coupled with some dust ups in geopolitical circles overseas, should the 10-year Treasury drop below two levels of support at 1.63 percent and 1.61 percent, things could really get interesting in the bond complex.

42% say unchanged –

Dick Lepre

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

Trend: Flat. Rates will be confined to a narrow range this week having absorbed the high CPI print of 5/12. Large increases in the report were related to supply problems with computer chips and lumber. A dearth of computer chips caused more buying of used cars and the high price increase in used cars was the largest part of the CPI increase. The supply shortage in computer chips is not going away any time soon. Government policies restricting the import of Canadian lumber and worse yet adding tariffs need to end.

Michael Becker

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

Treasury bonds and mortgage-backed securities seem to be in a consolidating pattern. I think this will continue over the next week, with mortgage rates staying flat.

Logan Mohtashami

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

Unchanged. Job report a miss, hotter than inflation print, lumber prices falling and all this action, and the 10-year yield is yawning still as it hasn't even got out of bed yet to put on some slippers. This range between 1.55 percent and 1.75 percent on the 10-year yield has been beautiful to watch. Keep an eye out on the edges of the range, and also, Germany's 10-year yield is almost back from the dead and will be a positive yield again. The world economies will pick up in time as they're in the process of getting their people vaccinated. Everyone once again playing catch-up to the U.S.A.

Gordon Miller

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

I would expect rates to stay the same over the next week as the Fed continues to ignore short-term inflation and will continue their bond buying program. Could be several months before we see any significant move higher.

Jeff Lazerson

President, [MortgageGrader](#)

Unchanged.

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](#). 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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