Mortgage Rate Trends And Predictions For Jun 24 - 30, 2020 | Bankrate - Bankrate.com - Compare mortgage, refinance, insurance, CD r…

Expert Poll: Mortgage Rate Trend Predictions For June 24-30, 2021

Experts say rates will...

- Go up: 11%
- Stay the same: 67%
- Go down: 22%

Written by Zach Wichter

June 23, 2021 / 5 min read

At Bankrate we strive to help you make smarter financial decisions. While we adhere to strict editorial integrity, this post may contain references to products from our partners. Here’s an explanation for how we make money.

Take our home refi course

- Learn how to find the best rate
- Find out how to prepare for the refi process
- See if refinancing is the right move, and more

Unlock course with a free account

https://www.bankrate.com/mortgages/rate-trends/
Mortgage experts mostly expect rates remain the same in the week ahead (June 24-30). In response to Bankrate's weekly poll, 67 percent said rates will go nowhere while 22 percent said rates will go down and just 11 percent said they will rise. Calculate your monthly payment using Bankrate's mortgage calculator.

Experts predict where mortgage rates are headed

Week of Jun 24 - 30

Experts say rates will ...

- Go up: 11%
- Stay the same: 67%
- Go down: 22%

Take our home refi course

- Learn how to find the best rate
- Find out how to prepare for the refi process
- See if refinancing is the right move, and more

Unlock course with a free account
<table>
<thead>
<tr>
<th>Lender</th>
<th>APR</th>
<th>Rate</th>
<th>Mo. payment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.51%</td>
<td>2.38%</td>
<td>$1,263</td>
</tr>
<tr>
<td></td>
<td>(3.9)</td>
<td>Jun 24, 2021</td>
<td>Points: 1.742</td>
</tr>
<tr>
<td>30 Year Fixed</td>
<td>NMLS: #330511</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2.54%</td>
<td>2.38%</td>
<td>$1,263</td>
</tr>
<tr>
<td></td>
<td>30 Year Fixed</td>
<td>Jun 24, 2021</td>
<td>Points: 1.746</td>
</tr>
<tr>
<td>NMLS: #2113062</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2.55%</td>
<td>2.38%</td>
<td>$1,263</td>
</tr>
<tr>
<td></td>
<td>(4.9)</td>
<td>Jun 24, 2021</td>
<td>Points: 1.374</td>
</tr>
<tr>
<td>30 Year Fixed</td>
<td>NMLS: #1374724</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2.63%</td>
<td>2.49%</td>
<td>$1,263</td>
</tr>
<tr>
<td></td>
<td>(4.6)</td>
<td>Jun 24, 2021</td>
<td>Points: 1.406</td>
</tr>
<tr>
<td>30 Year Fixed</td>
<td>NMLS: #66247</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Flat. Waiting for the markets to make up their minds.

— Joel Naroff, Naroff Economic Advisors

11% say rates will go up

Ken H. Johnson
Real estate economist, Florida Atlantic University

Long-term mortgage rates will move up in the coming week. Historically, the spread between 30-year fixed rate mortgages and 10-year Treasurys has been between 1.7 percent and 1.9 percent. In light of last week’s Fed announcement, the market clearly believes that things are returning to normal and the recent spread of roughly 1.3 percent between 30-year fixed rates and 10-year Treasurys will no longer hold. Thus, last week we saw both a drop in Treasury yields and an increase in 30-year fixed mortgage rates. This should happen again.

22% say rates will go down

Greg McBride
CFA, chief financial analyst, Bankrate.com

Vote: Down. The dust has settled after the Fed meeting and the yo-yoing of rates will resume as news about inflation, interest rates, and economic growth get markets’ attention.

Logan Mohtashami
Housing analyst, HousingWire, Irvine, California

Lower. Such a great battle in the bond market over the last week. After the Fed day 10-year yield rise of roughly 1.58 percent, we got as low as 1.36 percent by Sunday evening and currently at 1.49 percent. A lot of action because the market is waiting for the markets to make up their minds.

Take our home refi course

- Learn how to find the best rate
- Find out how to prepare for the refi process
- See if refinancing is the right move, and more

Unlock course with a free account
doesn't know what to do here. It clearly doesn't want to go higher no matter how good the economic data is or how hot inflation data is. We simply haven't enough stock correction of 10 percent or higher to drive bond yields much lower. In reality, we are overdue for a bond market rally and a stock correction, and neither has happened in 2021. But the next noticeable move should be lower in bond yields.

67% say unchanged –

Gordon Miller
Owner, Miller Lending Group, LLC, Cary, North Carolina

Rates should hold steady this week as inflation concerns continue to be ignored by the Fed as transitory. As a result we should stay in a narrow range for a while.

Dick Lepre
Senior loan officer, RPM Mortgage, Inc., Alamo, CA

Trend: Flat. There are two opposing forces: fear of inflation tends to drive rates up. Uncertainty over jobs, GDP, and the economy drives money to the safety of fixed income securities sending rates down. These are offsetting at present keeping rates flat.

Les Parker
CMB, managing director, Transformational Mortgage Solutions, Jacksonville, Florida

Mortgage rates go nowhere. Here's a parody based on a song from the 1961 Elvis hit, "Can't Help Falling in Love." "Wise men say; Only fools rush in; But bonds can't help falling apart again." So take your summer vacation now. The 10-year Treasury note will join you with yields staying between 1.34 and 1.53 percent.

James Sahnger
Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Unchanged. Markets have settled in after dealing with inflation fears early in the month. Look for rates to remain stable over the next few weeks. Questions regarding affordability abound but perspective is also needed. Let’s back up three years. Median home prices were $265,000 and the average 30 year fixed rate mortgage was 4.66 percent. Assuming a 20 percent down payment for both then and now, the difference in a mortgage payment based on principal and interest is $75 or 6.8 percent higher. So, while MHP have increased 32 percent

Take our home refi course

- Learn how to find the best rate
- Find out how to prepare for the refi process
- See if refinancing is the right move, and more

Unlock course with a free account
in three years, the same can’t be said for “affordability.” Average weekly earnings, as reported by the BLS, increased 13.6 percent from May 2018 to May 2021. Granted, other variables come into play but you simply can’t “discount” the impact of low rates. Taking both income and mortgage payments based on the scenarios listed, one could argue that housing is not less affordable on a monthly basis.

**Joel Naroff**  
President and chief economist, Naroff Economic Advisors, Holland, Pennsylvania

Flat. Waiting for the markets to make up their minds.

**Michael Becker**  
Branch manager, Sierra Pacific Mortgage, White Marsh, Maryland

In a surprising move the yield on the 10-year Treasury, a benchmark for mortgage rates, dropped a good bit after the conclusion of last week’s Fed Meeting. This despite the Fed talking about raising short term rates sooner and tapering their purchases of Treasurys and mortgage-backed securities. Most expected the selloff in bonds to continue and mortgage rates to move higher. I think markets are concerned about the economy after much of the fiscal stimulus wanes in a few months and agree that current inflation is transitory. However, given the rally in rates over the last couple days, I don’t think they will rally much further. Rates will be flat in the coming week.

---

**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.

**Take our home refi course**

- Learn how to find the best rate
- Find out how to prepare for the refi process
- See if refinancing is the right move, and more

Unlock course with a free account
Stay on top of ever-changing rates

Get customized rate alerts delivered directly to your inbox.

Email

[Email input field]

Subscribe

By clicking 'Subscribe', I agree to Bankrate.com's Privacy Policy and Terms of Use.

ABOUT THE AUTHOR

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.

Take our home refi course

- Learn how to find the best rate
- Find out how to prepare for the refi process
- See if refinancing is the right move, and more

Unlock course with a free account
Wichter came to the mortgage beat at the height of the COVID-19 pandemic, when home financing and the real estate industries were rare bright spots in an otherwise sluggish economy. He got to work looking under the hood of trends in the headlines, and by analyzing address forwarding data from the U.S. Postal Service, learned that the pandemic wasn't the end of cities after all. He also focuses on racial equity issues in the housing market.

**Experience**

Although Bankrate is the first place Wichter has covered the mortgage and real estate verticals full-time, he's an experienced business reporter with a broad range of experience. In addition to covering aviation at The Times, he had a weekly column that highlighted commercial real estate transactions in New York City, and covered all kinds of stories as a general assignment business reporter.

**In the media**

- **31% of young adults moved during COVID-19: Survey**
- **The challenging housing market**
Take our home refi course

- Learn how to find the best rate
- Find out how to prepare for the refi process
- See if refinancing is the right move, and more

Unlock course with a free account