

MORTGAGES

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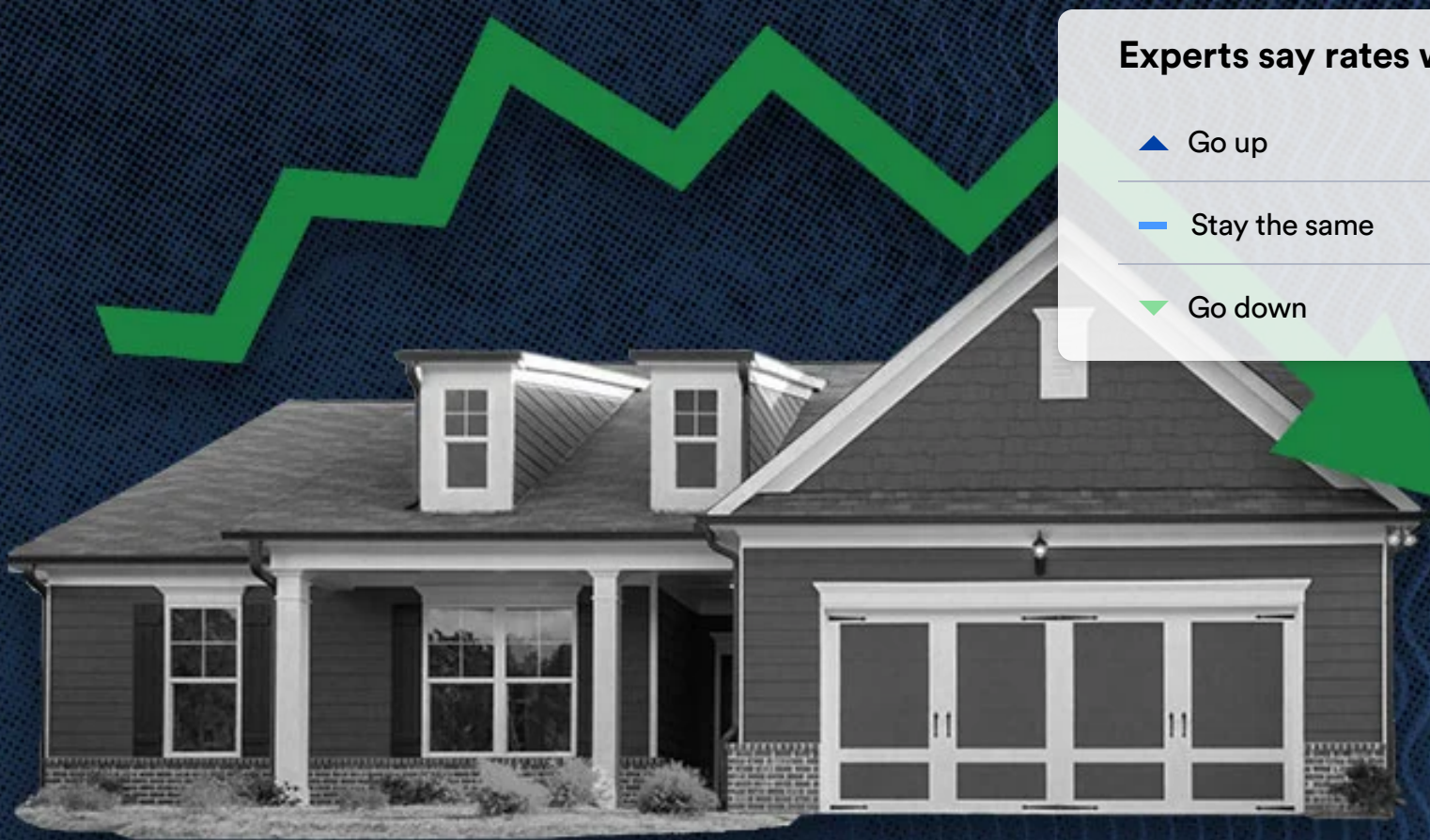
Expert Poll: Mortgage Rate Trend Predictions For July 1-7, 2021



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Experts say rates will ...

▲ Go up	18%
▬ Stay the same	45%
▼ Go down	36%



Written by **Zach Wichter**

June 30, 2021 / 5 min read

At Bankrate we strive to help you make smarter financial decisions. While we adhere to strict editorial guidelines, we may contain references to products from our partners. Here's an explanation for [how we](#)

Mortgage experts were divided on where rates are headed in the to Bankrate's weekly poll, 45 percent said rates will go nowhere v

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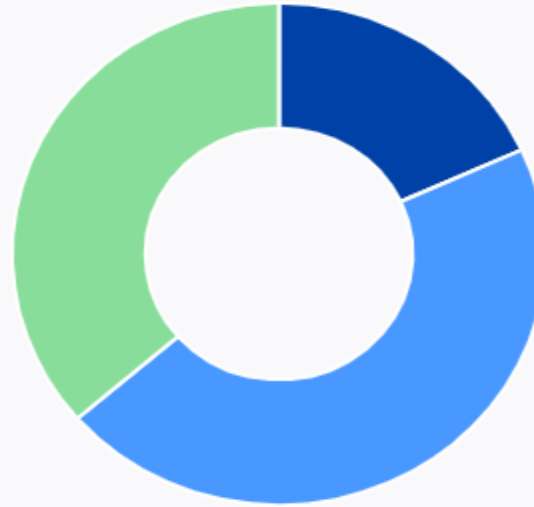
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down and just 18 percent said they will rise. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of Jul 1 - 7



Experts say rates will ...

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■ Stay the same	45%
▼ Go down	36%

Current Mortgage and Refinance Rates for July 2021

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Purchase	Refinance	Zip Code 33431	Boca Raton, FL
Property Value \$406,250		Loan Amount \$325,000	
Show more options			
Lender	APR	Rate	Mo. pay

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**Interest
Mortgage**

30 Year Fixed
NMLS: #2113062

2.43%

Jul 1, 2021

2.25%

Points: 1.934

\$1,242

Fees: \$7,780

Next

Sage Mortgage

★★★★☆ (4.9)
30 Year Fixed
NMLS: #1374724

2.45%

Jul 1, 2021

2.25%

Points: 1.671

\$1,242

Fees: \$8,551

Next

Better.com

★★★★☆ (3.9)
30 Year Fixed
NMLS: #330511

2.49%

Jul 1, 2021

2.38%

Points: 1.457

\$1,263

Fees: \$4,735

Next

**Sebonic
Financial**

★★★★☆ (4.6)
30 Year Fixed
NMLS: #66247

2.51%

Jul 1, 2021

2.37%

Points: 1.467

\$1,261

Fees: \$4,735

Next



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Another week with little activity ahead so rates should stay the same.

— Gordon Miller, Miller Lending Group



18% say rates will go up ▲



Ken H. Johnson

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

Long-term mortgage rates will move up marginally in the coming week. The spread between 10-year Treasuries and 30-year fixed rate mortgages is returning to normal. Typically, this difference is between 1.7 percent and 1.9 percent. Thus, yield movements in 10-year Treasuries should begin to be more correlated with long-term 30-year mortgage rates. The slight rise in Treasuries the last few days should result in a slight rise in 30-year rates.



Elizabeth Rose

Sales manager, AmCap Mortgage, Dallas, TX

Mortgage rates move higher. Mortgage bonds have been pre... the past two weeks. But now, bonds are facing a wall of resist... the recent past and it seems as though it would take a big surp... resistance and continue improving. It is quite possible the job... improvement and cause bonds to reverse course. As more peo... and the economy re-opening, it is reasonable to anticipate mo...



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36% say rates will go down ▼

Jeff Lazerson

President, [MortgageGrader](#)

Down. COVID may be lurking again.

Greg McBride

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

Vote: Down. Employment numbers, while still very strong, have tended to come in lighter than expectations which has helped keep bond yields and mortgage rates down. The same dynamic may play out as we head into the holiday weekend.

Robert Brusca

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

Lower.

Logan Mohtashami

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

Lower. The 10-year yield is slightly lower today than a week ago, but in real estate the bond market for some time now. Jobs Friday is coming up, and we should expect some gains to get all the jobs lost from COVID-19 by September 2022 or earlier. The Fed knows this, and still, we are at 1.44 percent today. Keep a focus on the bond market's initial reaction to the report but where we close.

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45% say unchanged —

Gordon Miller

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

Another week with little activity ahead so rates should stay the same. Inflation talk will come and go but it's apparent the housing market is not ready for higher rates.

Joel Naroff

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

Flat. Totally confused about inflation.

Dick Lepre

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

Trend: Flat. We are likely to see very flat Treasury yields and mortgage rates through the end of the year.

Nancy Vanden Houton, CFA

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

Unchanged.

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James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Unchanged. The only thing hotter than the Pacific Northwest this past week has been housing. Pending home sales were up 8 percent in May over April and over 13 percent on a year-over-year basis. Home prices continue to outpace inflation numbers but low interest rates are helping keep monthly mortgage payments in check. Inflation fears continue to abate as investors believe that the year-over-year comparisons are transitory based on the economic impact of the pandemic in 2020. Look for rates to remain rangebound but a big breakout either higher or lower is looming on the technical trading front.

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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

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.

Highlights

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.

Experience

Although Bankrate is the first place Wichter has covered the mortgage and real estate industry, he's been a business reporter with a broad range of experience. In addition to covering a variety of topics, he's also covered assignments that highlighted commercial real estate transactions in New York City, and worked as an assignment business reporter.

In the media

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