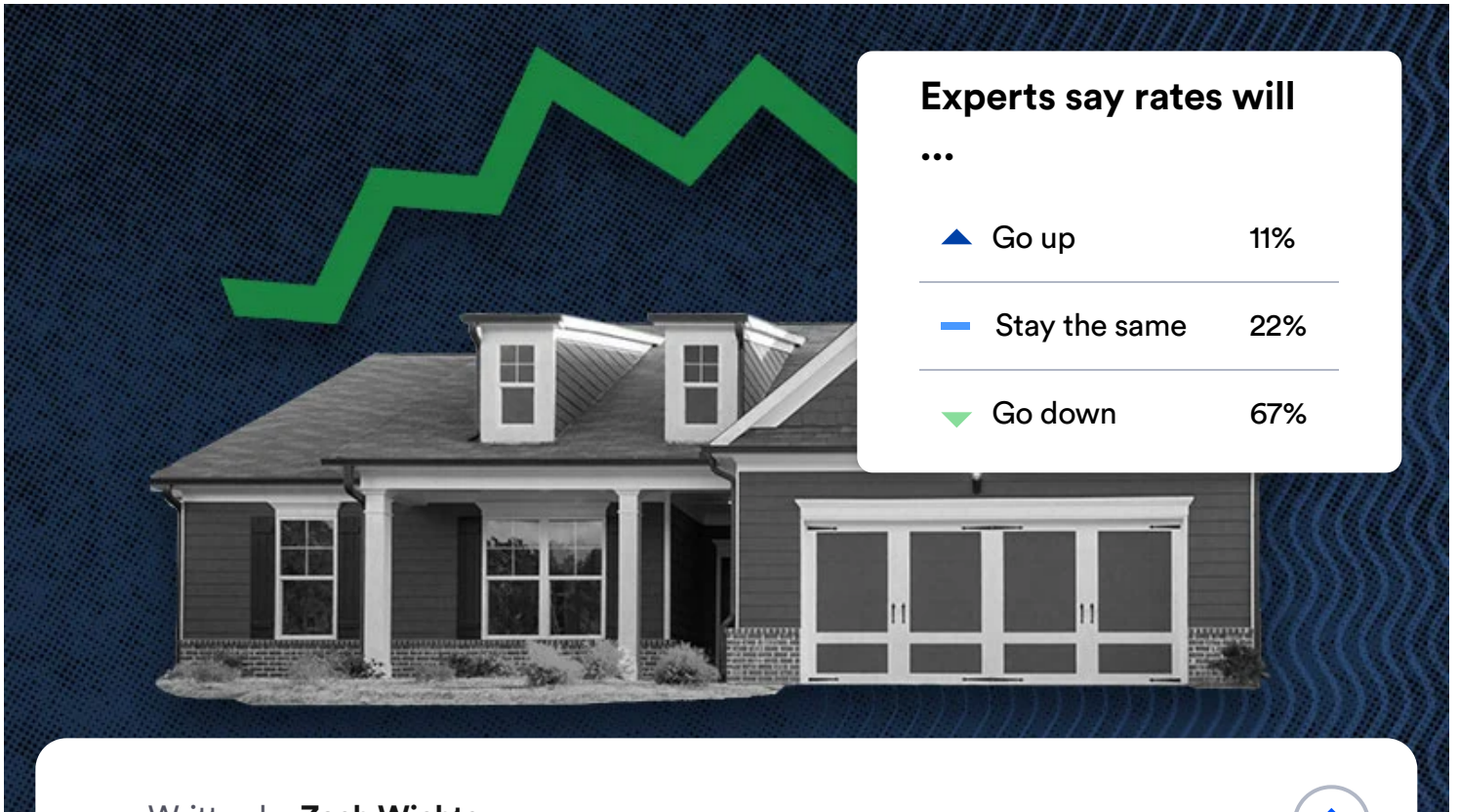




Expert Poll: Mortgage Rate Trend Predictions For July 22-28, 2021



Written by **Zach Wichter**



July 21, 2021 / 5 min read

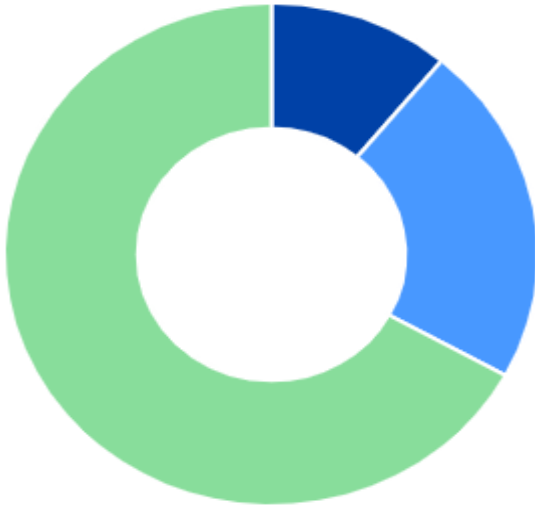
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Mortgage experts mostly think rates will fall in the week ahead (July 22-28). In response to Bankrate's weekly poll, 67 percent said rates will drop, while 22 percent said they hold steady and just 11 percent said they will rise. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of Jul 22 - 28



Experts say rates will ...

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

Current Mortgage and Refinance Rates for July 2021

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☰ Filters

<input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Refinance	Zip C... 33436 Boynton Be...	Credit Score 740+ ▼
Property Value	Loan Amount	Loan Term

\$ 406,250

\$ 325,000

30 year fixed

Show more options (+)

Lender

APR ⓘ

Rate ⓘ

Mo. payment ⓘ

2.28%

2.13%

\$1,222

Next

30 Year Fixed
NMLS: #2113062

Jul 22, 2021

Points: 1.569

Fees: \$6,594

2.30%

2.13%

\$1,222

Next

30 Year Fixed
NMLS: #117375

Jul 22, 2021

Points: 1.871

Fees: \$7,570

★★★★★ (5)

2.33%

2.25%

\$1,242

Next

30 Year Fixed
NMLS: #330511

Jul 22, 2021

Points: 1.118

Fees: \$3,633

★★★★★ (4)

2.33%

2.13%

\$1,222

Next

30 Year Fixed
NMLS: #1374724

Jul 22, 2021

Points: 1.738

Fees: \$9,077

★★★★★ (4.8)

1 - 4 of 29



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Long and the short of it, 30-year fixed rate mortgages should decline noticeably this week.

— Ken H. Johnson, Florida Atlantic University

”

11% say rates will go up ▲



Greg McBride

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

Vote: Up. Bond yields are already bouncing off the lows following last week's plunge but on net mortgage rates will still be lower than a couple weeks ago.

67% say rates will go down ▼



Gordon Miller

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

Interest rates should ease lower with the lifting late last week of the adverse market fee and the drop in the 10-year Treasury after the Fed once again reinforced inflation as transitory. New concerns about the covid variant globally have also raised concerns of continued growth being slower than expected so a return to the lows for the year are quite possible in the weeks ahead.



Ken H. Johnson

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

Long-term mortgage rates will fall in the coming week. A declining stock market, foreign demand for U.S. debt, and the need for portfolio rebalancing by

institutional players have all come together to bid up the price of 10-year Treasuries. This increased demand has pushed down 10-year yields significantly to levels that no one anticipated. Long and the short of it, 30-year fixed rate mortgages should decline noticeably this week.



Jennifer Kouchis

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

Rates will improve: With the 0.5 percent adverse market LLPA dropping in the coming weeks, some lenders have chosen to pull the trigger in advance of the August date, making rates more favorable.



Les Parker

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

Mortgage rates fall. Here's a parody based on the 2017 Dua Lipa hit, "New Rules." "Bulls got new rules; Bulls count 'em; Bulls gotta tell them to Bears." Recent housing data supports transitory inflation from bottlenecks that increase building material costs, scarcity in construction labor supply, and rising high selling prices curtailing buyer demand.



Jeff Lazerson

President, [MortgageGrader](#)

Down. Delta variation of COVID-19 is stronger than inflationary pressures.



Robert Brusca

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

Lower.

22% say unchanged—



Joel Naroff

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

Flat. Waiting for some new data on inflation.



Dick Lepre

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

Trend: Flat. The combination of bullish (higher prices, lower yields) Treasury and techs, and angst induced by the increase in COVID cases sent the 10-year yield

below 1.2 percent. For this week the call is flat as the market catches its breath but this is not the bottom. Uncertainty will continue to drive money to fixed income securities sending mortgage rates lower.

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 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](#)

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