Expert Poll: Mortgage Rate Trend Predictions For July 29-Aug. 4, 2021

Experts say rates will ...

↑ Go up 20%

Stay the same 30%

↓ Go down 50%

Written by Jeff Ostrowski

July 28, 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.
Half of mortgage experts think rates will fall in the week ahead (July 29-Aug. 4). In response to Bankrate's weekly poll, 50 percent said rates will drop, while 30 percent said they hold steady and just 20 percent said they will rise. Calculate your monthly payment using Bankrate's mortgage calculator.

**Rate Trend Index**

Experts predict where mortgage rates will go for the week of July 29 - Aug 4

- **Go up**: 20%
- **Stay the same**: 30%
- **Go down**: 50%

**Current Mortgage and Refinance Rates for July 2021**

[Advertiser Disclosure](https://www.bankrate.com/mortgages/rate-trends/)
### Filters

**Purchase** | **Refinance**
---|---
**Property Value** | **$406,250**
**Loan Term** | **30 year fixed**
**Zip Code** | **33436**
**Credit Score** | **740+**

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### Lender

<table>
<thead>
<tr>
<th>Lender</th>
<th>APR</th>
<th>Refi APR</th>
<th>Mo. Payment</th>
<th>Fee</th>
<th>Credit Score</th>
<th>Property Value</th>
<th>Loan Term</th>
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</thead>
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<tr>
<td>Interest Mortgage</td>
<td>2.24%</td>
<td>2.06%</td>
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<td>740+</td>
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<td>Sage Mortgage</td>
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<td>AimLoan.com</td>
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<td>$1,242</td>
<td>$7,160</td>
<td>30 year fixed</td>
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</tbody>
</table>

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https://www.bankrate.com/mortgages/rate-trends/
The Fed has lobbed the first verbal volley on inflation, but promised nothing, and they’re sticking to the ‘inflation is transitory’ story. As long as market participants buy that, it’ll keep rates low. But should doubts creep in, hold on to your hat.

— Greg McBride, Bankrate

20% say rates will go up

Greg McBride
CFA, chief financial analyst, Bankrate.com

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Elizabeth Rose
Sales manager, AmCap Mortgage, Dallas, TX

Mortgage rates will be higher. There are plenty of reports coming up that could make for a wild market ride this week - upcoming GDP figures followed by PCE inflation data. Mortgage bonds have been on a slow move higher, helping home loan rates improve slightly but could come under pressure following the FOMC
meeting. I would be very happy taking today’s rates as they are between an eighth and a quarter of a percent lower than this time last year.

50% say rates will go down

Ken H. Johnson
Real estate economist, Florida Atlantic University

Ten-year Treasurys continue to decline steadily. Long-term mortgage rates have followed. World wide economic pessimism brought on by concerns over the Delta variant is sending large amounts of capital to the sidelines. This will result in lower 10-year yields and correspondingly lower 30-year mortgage rates in the coming week.

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

Rates will be driven not by the Fed, not by actual inflation, not by jobs, but by anxiety as to how long the upward trend in COVID cases will last. If this leads to another round of shutdowns, we may have another recession. Even if COVID cases subside and shutdowns are minimal, anxiety will persist. Anxiety drives money to fixed-income securities.

Jeff Lazerson
President, MortgageGrader

Mortgage rates could drop to another record low (again).

Robert Brusca
Chief economist, Facts and Opinions Economics, New York

Lower.

Logan Mohtashami
Housing analyst, HousingWire, Irvine, California

A lot of talking about the Fed, and the bond market so far is yawning at 1.26%, even with the talk of the taper. Remember, when QE1 ended, bond yields fell. When QE 2 ended, bond yields fell. When QE3 was tapering to the end, and it was finished, bond yields fell. Economic growth is fine; we are early in the expansion, the data will slow down over time as this type of growth can’t be sustained. The fiscal spending plans have been watered down through politics. We will eventually get a stock market correction at some point, and that
can drive money into bonds and even take the 10-year yield below 1 percent with solid economic expansion data still with us.

30% say unchanged –

Joel Naroff
President and chief economist, Naroff Economics, Holland, Pennsylvania

Flat. They should rise but the economic data are still with us.

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

The Fed concluded their meeting today and announced they were standing pat. While the economy has been improving, we still aren’t where we’d like to be, but we’re a lot further down the road to recovery. Much is dependent on the progress of containing COVID, and with the Delta variant causing a lot of problems, time will tell where we land. In the meantime, look for rates to remain rangebound into next week while we await the employment report on Friday.

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

Not much changed from the Fed statement at the conclusion of their two-day meeting from the statement at the end of the June meeting. There was one line about the economy making progress toward taper-target goals. But that doesn’t appear to be enough to start a sell-off in bonds from concerns about the Federal Reserve tapering its bond purchases. I think the increase in the number of COVID cases from the Delta variant will keep rates low in the coming week. But I don’t see them dropping further. Mortgage rates will be flat in the coming week.
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.

ABOUT THE AUTHOR

About the author
Jeff Ostrowski writes about the U.S. housing market for Bankrate. He has appeared on CNBC and numerous radio and television outlets to discuss his reporting about real estate trends.

**Highlights**

As the COVID-19 pandemic roiled the U.S. economy, Jeff created Bankrate's Housing Hardship Index to track which states were being hit the hardest by the crisis. As the economic slowdown transitioned into a housing boom, Jeff created Bankrate's Housing Heat Index to show which states are experiencing the most robust real estate economies.

**Experience**

Jeff has closely covered two nationwide housing booms and one devastating bust. Before joining Bankrate, he wrote about real estate, business and the economy for the Palm Beach Post and the South Florida Business Journal. Jeff serves on the board of the nonprofit National Association of Real Estate Editors. He twice has won gold awards in the group's journalism contest. His Bankrate coverage of housing affordability was honored in the most recent Best in Business awards from the Society for Advancing Business Editing and Writing.

**In the media**

- Yahoo Finance Live interviews Jeff Ostrowski about Best States to Retire index
- Bloomberg cites Bankrate's Best States to Retire index
- Ostrowski discusses the Housing Hardship Index on CNBC's Squawk Box
- FoxBusiness cites the Housing Heat Index
- Ostrowski discusses the hottest housing markets on Yahoo Finance Live
- Ostrowski discusses housing affordability on WGN radio

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