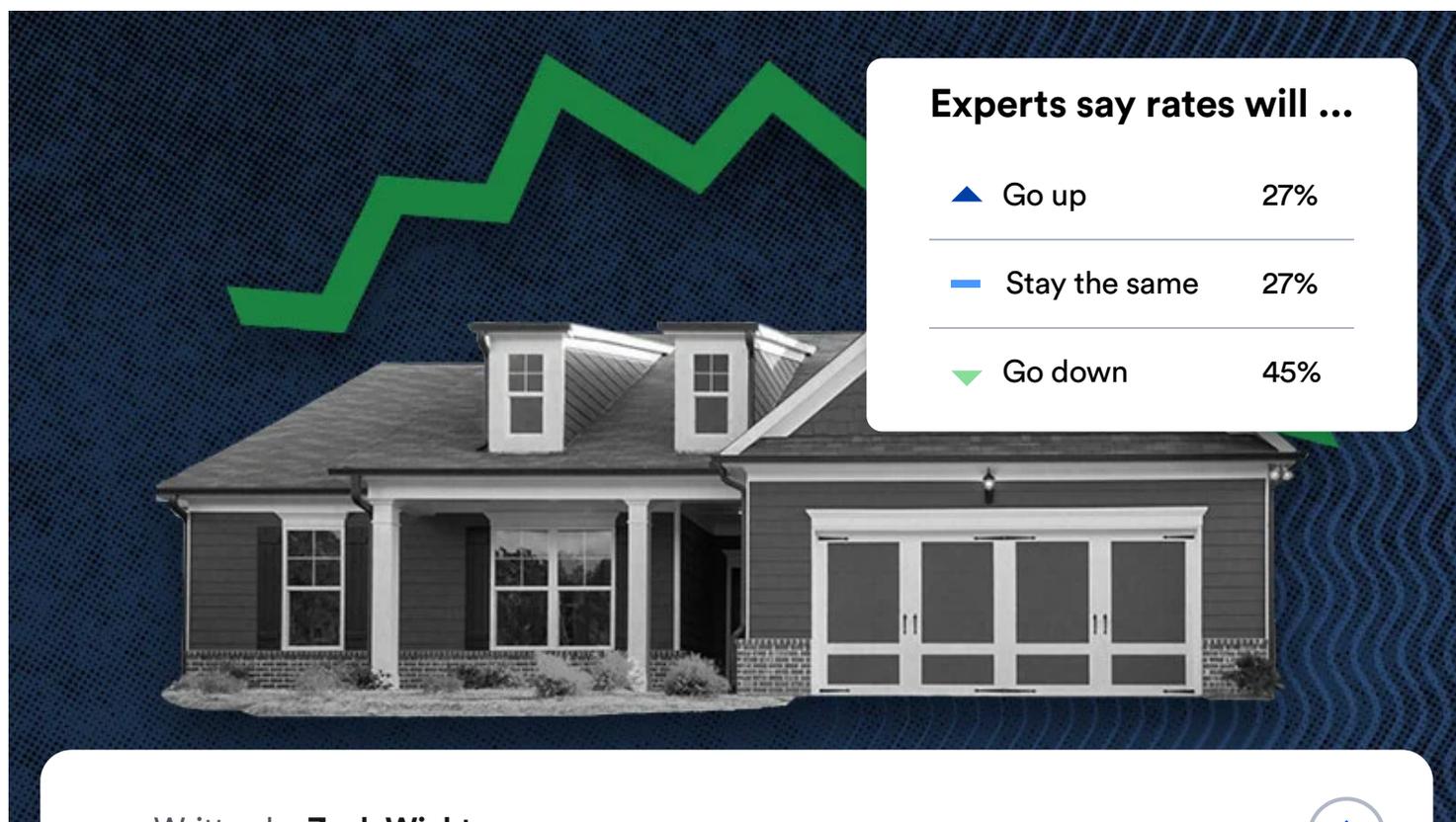


Expert Poll: Mortgage Rate Trend Predictions For Oct. 28 - Nov. 3, 2021



Written by **Zach Wichter**



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Mortgage experts are split over where rates will head in the coming week (Oct. 28 - Nov. 3). In response to Bankrate's weekly poll, 45 percent said rates will go down. Meanwhile, 27 percent said they would stay put and another 27 percent said they would rise. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

Experts predict where mortgage rates are headed

Week of Oct 28 - Nov 3



Experts say rates will ...

▲ Go up	27%
■ Stay the same	27%
▼ Go down	45%

Current Mortgage Rates for October 2021

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Purchase Refinance	Zip C... 33431 Boca Raton,...	Property Value \$ 406,250
Loan Amount \$ 325,000	Loan Term 30 year fixed	Credit Score 740+

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Lender	APR 	Rate 	Mo. payment 	
30 Year Fixed NMLS: #2113062  (4.9)	2.44% Oct 28, 2021	2.25% Points: 1.977	\$1,242 Fees: \$7,970	Next
30 Year Fixed NMLS: #1374724  (4.8)	2.59% Oct 28, 2021	2.38% Points: 1.907	\$1,263 Fees: \$9,068	Next
30 Year Fixed NMLS: #2045794  (5)	2.64% Oct 28, 2021	2.50% Points: 1.815	\$1,284 Fees: \$5,898	Next
30 Year Fixed NMLS: #1686046  (4.8)	2.64% Oct 28, 2021	2.50% Points: 1.83	\$1,284 Fees: \$5,947	Next

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If you haven't refinanced to a lower rate yet, don't let this train leave you at the station.

— James Sahnger, C2 Financial Corporation

27% say rates will go up ▲



Joel Naroff

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

Up. Inflation not going away.



Ken H. Johnson

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

Mortgage rates will go up in the coming week. Even though the 10-year T-Note is down the last couple of days, other economic factors such as the pending Fed taper will serve to drive long-term mortgage rates higher.



Robert Brusca

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

Higher.

45% say rates will go down ▼

Greg McBride

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

Vote: Down. Yields have pulled back a bit in recent days so mortgage rates will step back a touch following the recent run-up.

Logan Mohtashami

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

Lower. Last week we didn't even come close to testing 1.75 percent on the 10-year yield, and bond yields fell from last week. While the 2-year yield is really getting some traction with higher yields, the 10-year yield headed lower the last few days. Pricing should get better, even as the economic data is still expansionary, the 10-year yield has had a hard time getting over 1.94 percent post-August 2019.

Nancy Vanden Houton, CFA

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

Lower.

Jeff Lazerson

President, [MortgageGrader](#)

Down. Supply chain issues are slowing the economy down.

Elizabeth Rose

Sales manager, Mortgage300 Corporation, Dallas, TX

Mortgage rates improve (slightly). Mortgage bonds have been improving the last few days, just ahead of the next Fed meeting next week. But later this week, we get inflation data as well as GDP figures, which has the potential to move the market. Mortgage bonds have a little more room to run up (improve) before hitting the 25-day moving average which could put an end to the rally - and especially if inflation and GDP reports come in better than expectations. I anticipate a little more improvement in the very short term.

27% say unchanged –

Gordon Miller

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

With the Fed still referring to inflation as transitory it would appear rate hikes in 2022 are unlikely. However the market will still try and anticipate the timing so be cautious about upcoming rises to rates. The next week should be fairly steady but we need to keep an eye on the November Fed meeting and reaction to expected tapering of asset purchases.

Dick Lepre

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

Trend: Flat. There is no consensus regarding the economy. That should keep rates flat. There has been a lot of discussion that increased money supply inevitably creates inflation. This misses the fact that much of the increase in money supply may have been invested not spent. We certainly have asset inflation in equities and increased equity in our homes.

Les Parker

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

Mortgage rates go nowhere. Here's a parody based on the 1987 U2 hit "With or Without You." "Sleight of buys and twist of sells; On a sign of hikes Fed makes us wait; markets wait without you; With or without you; With or without you." The bears find support from a faltering dollar and relentless bulls in the energy markets, while the bond bulls find solace

from climbing U.S. equity prices and falling AG prices. So, with or out the Fed, bulls, or bears, mortgage rates go nowhere.

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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