Mortgage experts mostly expect rates to rise in the coming week (Nov. 4-10). In response to Bankrate's weekly poll, 50 percent said rates will go up. Meanwhile, 25 percent said they would stay put and another 25 percent said they would drop. Calculate your monthly payment using Bankrate's mortgage calculator.
Experts predict where mortgage rates are headed

Week of Nov 4 - 10

Experts say rates will ...

- Go up: 50%
- Stay the same: 25%
- Go down: 25%

Current Mortgage Rates for November 2021

Purchase vs. Refinance

- Zip Code: 33431 Boca Raton...
- Property Value: $406,250
- Loan Amount: $325,000
- Loan Term: 30 year fixed
- Credit Score: 740+
<table>
<thead>
<tr>
<th>Lender</th>
<th>APR</th>
<th>Rate</th>
<th>Mo. payment</th>
<th>Fees</th>
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</thead>
<tbody>
<tr>
<td>30 Year Fixed</td>
<td>2.43%</td>
<td>2.25%</td>
<td>$1,242</td>
<td>$7,775</td>
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<tr>
<td>NMLS: #2113062</td>
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<td>Points: 1.917</td>
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<td>★★★★☆ (4.9)</td>
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<tr>
<td>30 Year Fixed</td>
<td>2.58%</td>
<td>2.38%</td>
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<tr>
<td>30 Year Fixed</td>
<td>2.63%</td>
<td>2.50%</td>
<td>$1,284</td>
<td>$5,583</td>
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<tr>
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<tr>
<td>30 Year Fixed</td>
<td>2.64%</td>
<td>2.50%</td>
<td>$1,284</td>
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<td>Nov 4, 2021</td>
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</tbody>
</table>

You may want to act sooner than later if you are about to proceed with a purchase or refinance.
50% 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. Inexplicably, with all of the talk about tapering, rates moved downward slightly last week. Tapering of the Fed’s balance sheet is now definitely happening and soon. This will cause the demand for mortgage backed securities and 10-year Treasury notes to drop, which will trigger a rise in rates.

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

Higher.

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

Rates may drift slightly higher as the Fed announced the beginning of tapering their asset purchases today. This has been a huge factor in keeping rates low so you may want to act sooner than later if you are about to proceed with a purchase or refinance.

Greg McBride
CFA, chief financial analyst, Bankrate.com

Vote: Up. The taper is officially underway, and the Fed’s stance on inflation continues to waffle – saying it is ‘expected to be transitory.’ Both likely to push rates higher.

25% say rates will go down

Les Parker
CMB, managing director, Transformational Mortgage Solutions, Jacksonville, Florida
Mortgage rates go down. Here's a parody based on the 2004 The Killers hit, “Somebody Told Me.” “Well, somebody told me the Fed will too tighten; That looked too flattening; That it had in February of this year; It's not confidential, They've got potential.” Will the looming Fed action be too little too late or too much too fast? The sideways action in gold, the insurance policy against harmful central banking activity, suggests happy markets.

**Jeff Lazerson**
President, MortgageGrader

Down. Supply line bottlenecks and too few folks going back to work is causing the economy to slow down.

**25% say unchanged** –

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

Trend: Flat. Media are missing the point about where rates are going. Tapering or even an end to QE is not what will drive rates. Market participants seem unconcerned about long-term inflation. The Federal government debt/GDP ratio will constrain economic growth and keep inflation low in the longer term.

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

As expected the Fed announced at the end of its two-day meeting that it will start tapering it’s purchases of Treasurys and mortgage-backed securities (MBS). The timing and amount of the tapering are exactly what markets were expecting. The changed the wording slightly in regards to the transitory nature of inflation in their statement. Because they still believe inflation will prove to be transitory, rate hikes will likely not come until after tapering is completed, despite markets pricing rate hikes in sooner. With the Fed less hawkish than many thought, rates will hold where they are for the coming week rather than go up.
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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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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