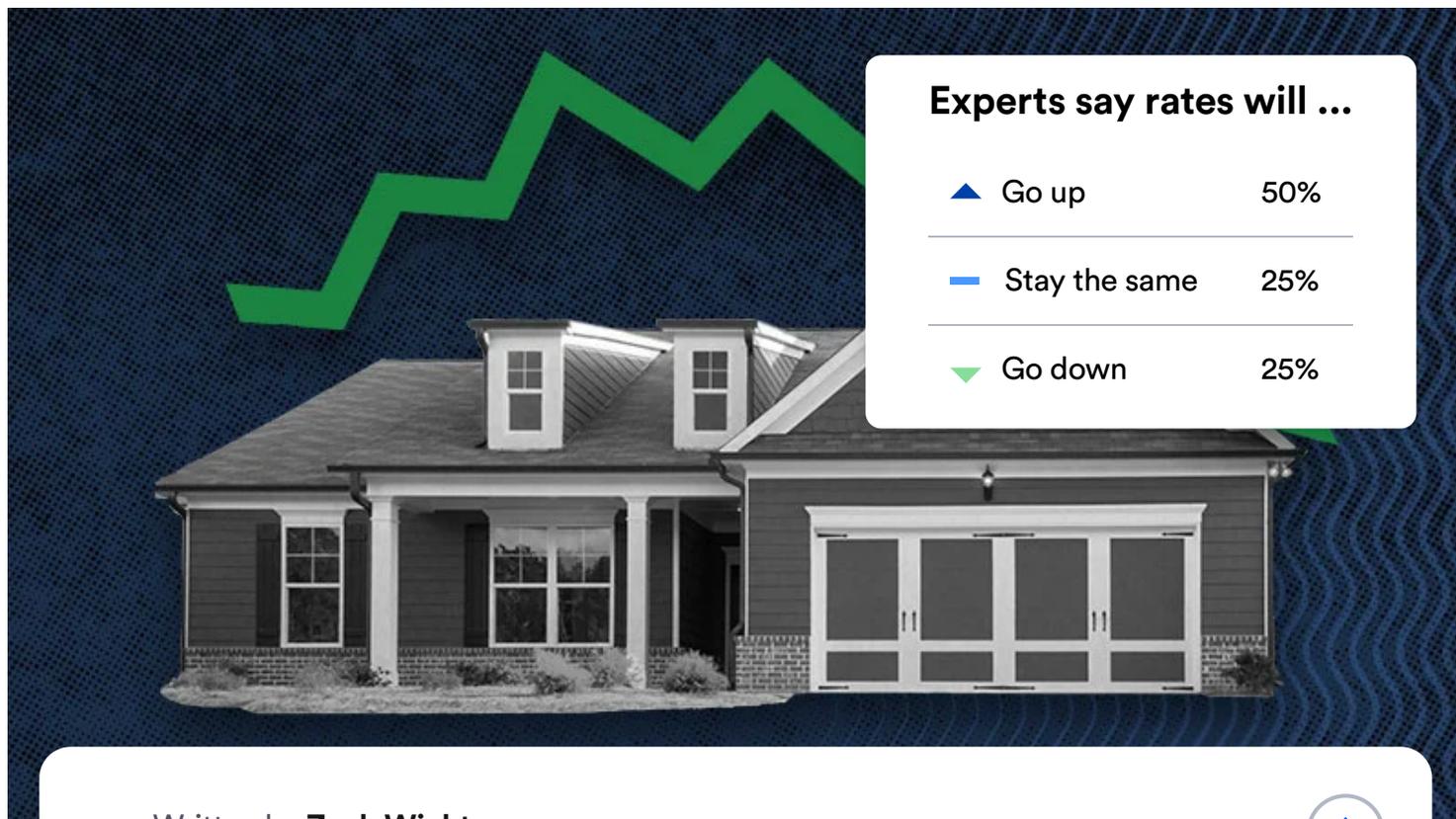


# Expert Poll: Mortgage Rate Trend Predictions For Nov. 4-10, 2021



Written by **Zach Wichter**



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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

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

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Lender	APR 	Rate 	Mo. payment 	
30 Year Fixed NMLS: #2113062  (4.9)	<b>2.43%</b> Nov 4, 2021	<b>2.25%</b> Points: 1.917	<b>\$1,242</b> Fees: \$7,775	Next
30 Year Fixed NMLS: #1374724  (4.8)	<b>2.58%</b> Nov 4, 2021	<b>2.38%</b> Points: 1.87	<b>\$1,263</b> Fees: \$8,948	Next
30 Year Fixed NMLS: #2045794  (5)	<b>2.63%</b> Nov 4, 2021	<b>2.50%</b> Points: 1.718	<b>\$1,284</b> Fees: \$5,583	Next
30 Year Fixed NMLS: #1023  (4.8)	<b>2.64%</b> Nov 4, 2021	<b>2.50%</b> Points: 1.875	<b>\$1,284</b> Fees: \$6,093	Next

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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 ▼

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### **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 –

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**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 its purchases of Treasuries 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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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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