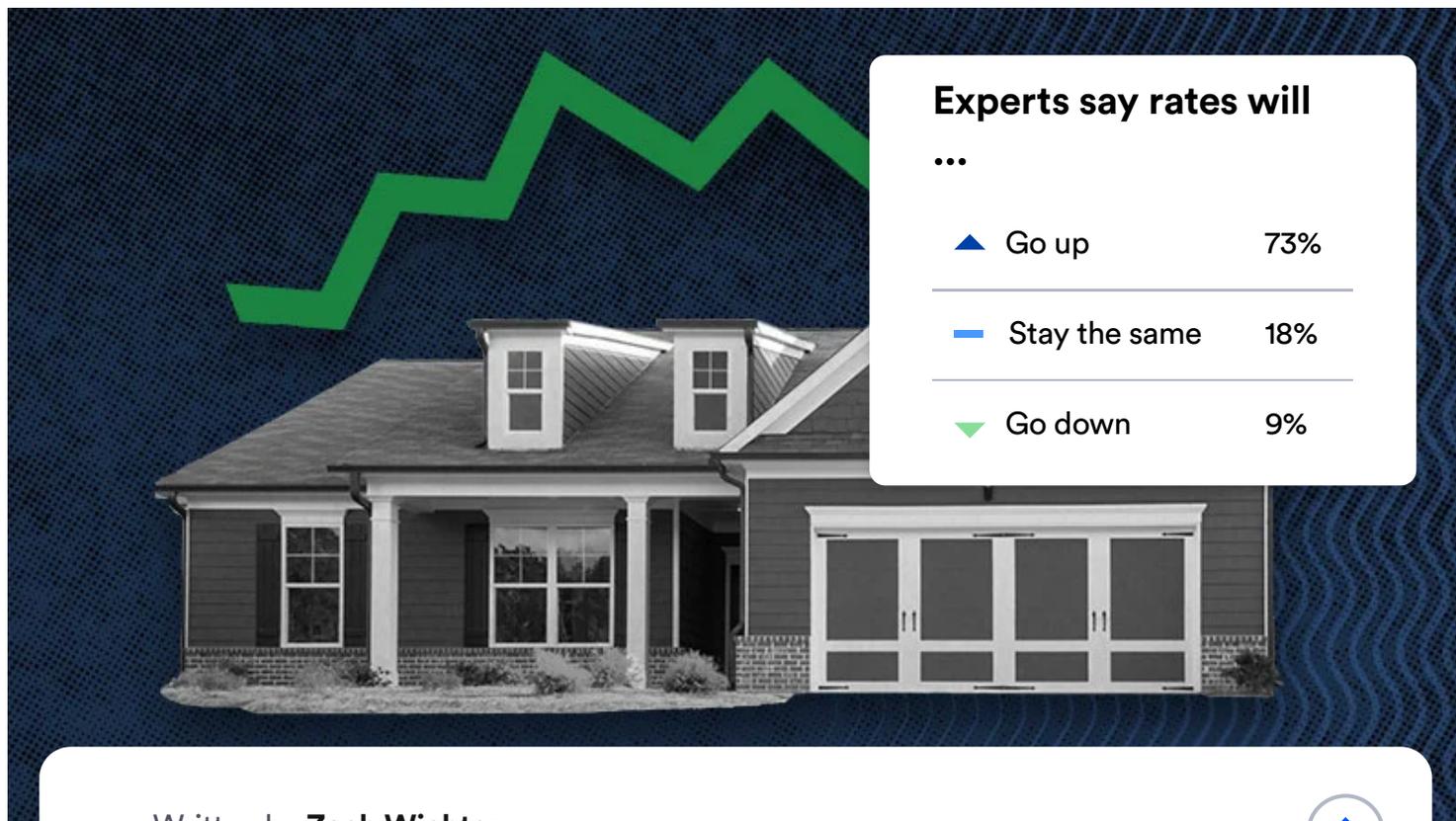


Expert Poll: Mortgage Rate Trend Predictions For Nov. 25 - Dec. 1, 2021



Written by **Zach Wichter**



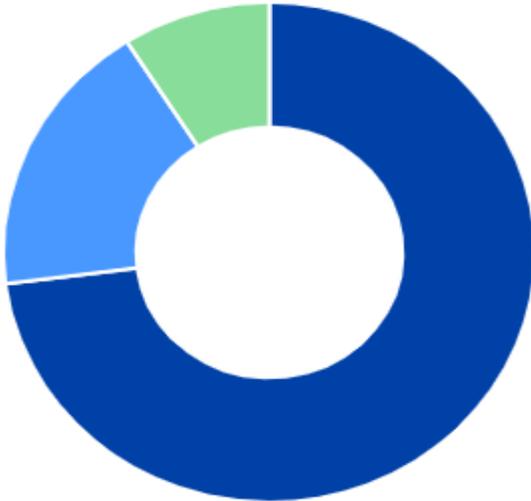
Nov. 24, 2021 / 5 min read

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Mortgage experts mostly expect rates to rise in the coming week (Nov. 25 - Dec. 1). In response to Bankrate's weekly poll, 73 percent said rates will go up. Meanwhile, 18 percent said they would hold steady and 9 percent predicted they would drop. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

Experts predict where mortgage rates are headed

Week of Nov 25 - Dec 1



Experts say rates will ...

▲ Go up	73%
■ Stay the same	18%
▼ Go down	9%

Current Mortgage Rates for November 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+

Show more options 

Lender	APR 	Rate 	Mo. payment 
30 Year Fixed NMLS: #1374724 	2.67% Nov 29, 2021	2.50% Points: 1.27	\$1,284 Fees: \$7,248 Next
30 Year Fixed NMLS: #473163 	2.68% Nov 29, 2021	2.50% Points: 1.628	\$1,284 Fees: \$7,501 Next
30 Year Fixed NMLS: #244476 	2.77% Nov 29, 2021	2.63% Points: 1.76	\$1,306 Fees: \$5,919 Next
30 Year Fixed NMLS: #3277 	2.99% Nov 29, 2021	2.84% Points: 1.919	\$1,342 Fees: \$6,236 Next

1 - 4 of 18



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It should have been a quiet week, however it's turning into a turkey.

— Gordon Miller, Miller Lending Group

73% say rates will go up ▲



Ken H. Johnson

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

Long-term mortgage rates will rise in the coming week. Fundamentals are kicking in allowing the 10-year Treasury and long-term mortgage markets to function more normally. Rising 10-year yields this week will cause 30- and 15-year mortgage rates to rise. Long-term mortgage rates will rise in the coming week.



Greg McBride

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

Vote: Up. Inflation remains the key catalyst for the movement in rates. But borrowers can still be thankful that mortgage rates remain lower than anything we'd ever seen prior to August of 2020.



Jeff Lazerson

President, [MortgageGrader](#)

Up. The whipsaw economy.



Robert Brusca

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

Rise!!!



James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Higher. Can tapping the Strategic Petroleum Reserve help bring down the price of oil and gasoline? While it seems good in intention, the end result won't have much of an impact. The inflation genie is out of the bottle and while the 10-year Treasury hasn't hit its highest level in the last 24 months, mortgage-backed securities (MBS) pricing has been spanked. Market sentiment for bonds and MBS continue to deteriorate and with little on the horizon to cause an improvement, look for things to continue to edge higher. The only real unknown is whether Covid comes back into play with the global economy. If it does and we see more lockdowns across Europe and increased cases in the U.S. bring similar actions here, we shall see if it can cause a pullback.



Logan Mohtashami

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

Higher. What an epic reversal in bond yields as soon as Chairman Powell was reappointed. Not only did the 10-year yield sell-off to (currently) 1.68 percent, but the 2-year yield is above my critical level to finally start talking about when the first Fed rate hike will happen. Right now, the critical level is 1.75 percent. If we bounce off that level again and don't break it, yields have room to go down with rates. However, if we can break above that level, bond yields can quickly head up to 1.94 percent. This will be an exciting week coming up to see if we even test that level.



Gordon Miller

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

With the reappointment of Fed chairman Powell it should have been a quiet week, however it's turning into a turkey. Rates have moved higher and may continue although I would expect a trading range to settle in as inflation becomes the main focus of the markets again.



Elizabeth Rose

Sales manager, Mortgage300 Corporation, Dallas, TX

Rates will be higher. Less than ideal GDP components and hotter inflation numbers have put additional pressure on mortgage bonds. Bonds are sinking and the next bottom would lend itself to higher rates.

9% say rates will go down ▼

Michael Becker

Branch manager, [Sierra Pacific Mortgage](#), White Marsh, Maryland

Bonds, especially mortgage-backed securities, have been selling off hard this week leading to the highest mortgage rates since early 2020. The speed of the selloff seems a bit overdone, so I expect it to reverse a bit after the Thanksgiving holiday. Slightly lower rates in the coming week.

18% say unchanged –

Dick Lepre

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

Flat. Let's make this simple: no one knows where the economy is going.

Les Parker

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

Mortgage rates go nowhere. Here's a parody based on the 1969 Sandy Gaye hit recently used in Disney's hit movie Cruella, "Watch the Dog That Brings the Bone." "Bears better watch the dog; Yeah, watch the dog; That brings the bone, that brings the bone." Despite long-term inflation expectations declining, the odds of sustained inflation rose. The certainty of Fed policy under Chairman Powell brings hope of a strong recovery and drops the odds of the mega-spending bill passing. Look for the trend to higher rates to stall over the next week.

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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