MORTGAGES

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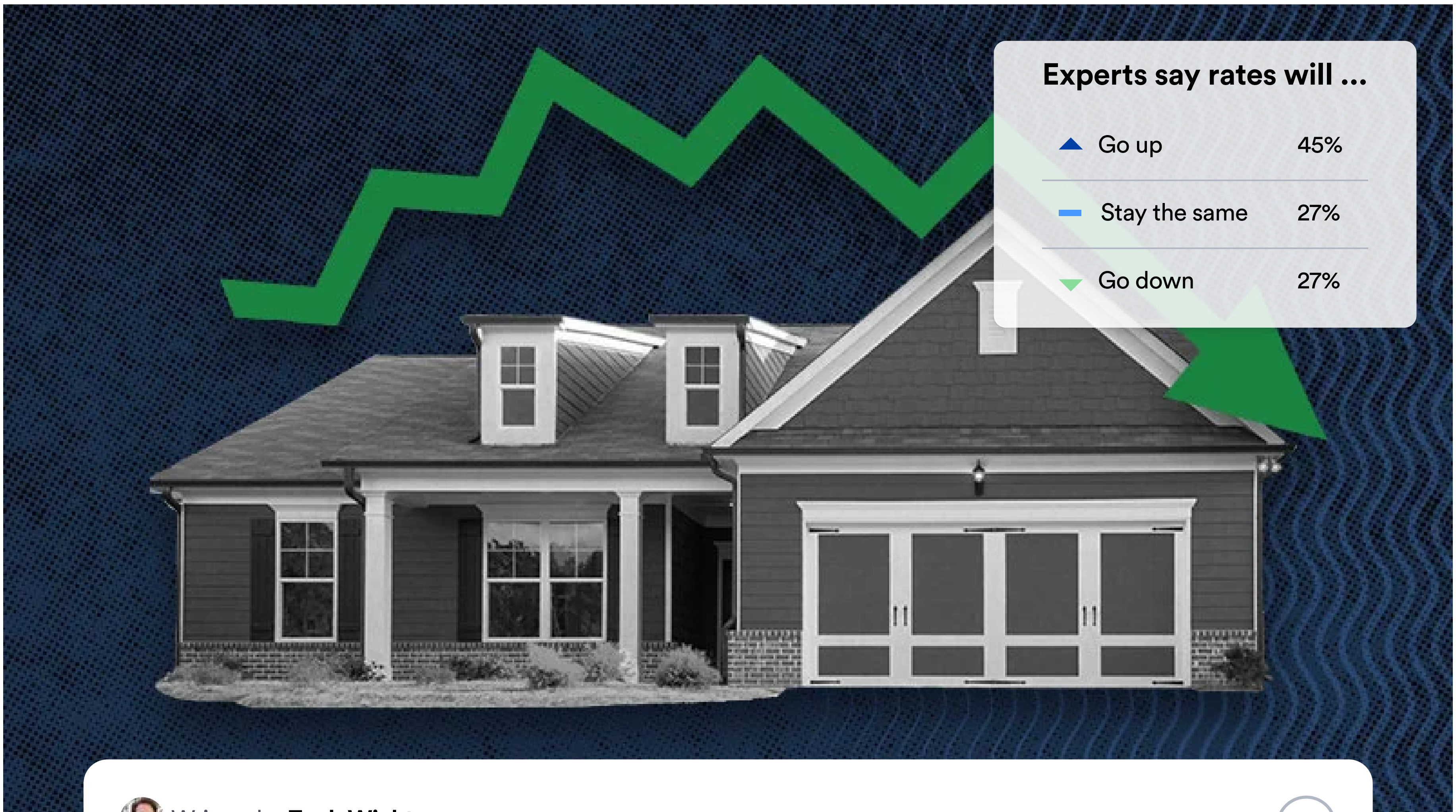
Expert Poll: Mortgage Rate Trend Predictions For Feb. 17-23 2022



Written by **Zach Wichter**

Feb. 16, 2022 / 5 min read

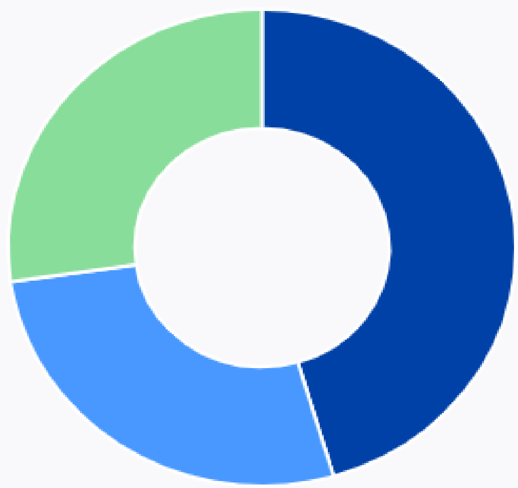
At Bankrate we strive to help you make smarter financial decisions. While we adhere to strict editorial integrity, this post may contain references to products from our partners. Here's an explanation for how we make money.

Mortgage experts are split over where rates are headed in the coming week (Feb. 17-23). In response to Bankrate's weekly poll, 45 percent said rates are headed higher. Meanwhile, 27 percent said they would remain the same and another 27 percent predicted they would fall. Calculate your monthly payment using Bankrate's mortgage calculator.

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of Feb 17 - 23



Experts say rates will ...

Go up	45%
Stay the same	27%
Go down	27%

Current Mortgage Rates for February 2022

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Purchase | **Refinance**

Zip Code: 32255 Jacksonville, FL

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: #2113062 (4.8)	3.37% Feb 18, 2022	3.19% Points: 1.756	$1,403 Fees: $7,252	Next
30 Year Fixed NMLS: #1374724 (4.8)	3.43% Feb 18, 2022	3.25% Points: 1.507	$1,414 Fees: $7,519	Next
30 Year Fixed NMLS: #7872 (4.5)	3.46% Feb 18, 2022	3.30% Points: 2	$1,424 Fees: $6,500	Next
30 Year Fixed NMLS: #2289 (4.9)	3.54% Feb 18, 2022	3.38% Points: 2	$1,437 Fees: $6,500	Next

> Look for all forms of borrowing money to become more expensive.
>
> — Derek Egerberg, Academy Mortgage

45% say rates will go up ▲

Ken H. Johnson
Real estate economist, Florida Atlantic University

The yield on 10-year Treasury notes is now above 2.00 percent and there is no sign of a slowdown. Inflation is rising. The Fed is acting very hawkish. Equity markets are exhibiting risk-on behavior. All of these activities, and others, are driving down the price of 10-year Treasury notes resulting in higher yields and therefore higher long-term mortgage rates. Next week should be more of the same. Long-term mortgage rates will move up in the coming week.

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

Trend: Higher. Day to day rates move with reaction of marginal market participants to news headlines. In the longer term markets are made by pension funds and other fixed income funds and the only concern there is inflation. I see 30-year fixed conforming moving to 4.5 percent. Expanded ME money supply will continue to cause inflation closer to 6 percent to 7 percent.

Derek Egeberg

Certified mortgage planning specialist and branch manager, Academy Mortgage, Yuma, Arizona

Higher. With the Fed and media now acknowledging the rate of inflation, look for rates to continue to increase. Additionally, the only way the Fed can combat inflation is to raise rates. Look for all forms of borrowing money to become more expensive.

Greg McBride

CFA, chief financial analyst, Bankrate.com

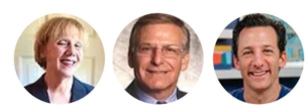
Vote: Up. Upside surprises in every inflation metric under the sun and a continually more hawkish tone from the Fed continue to push rates higher.

Michael Becker

Branch manager, Sierra Pacific Mortgage, White Marsh, Maryland

Except for news concerning the possibility of Russia invading Ukraine, Treasury yields and mortgage rates have continued their rise. It's hard to predict what might or might not happen in eastern Europe, so I expect mortgage rates to continue higher in the coming week.

27% say rates will go down



Nancy Vanden Houton, CFA

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

Lower.

Joel Naroff

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

Down. Markets need to take stock, given how far things have come.

Dan Green

CEO, Homebuyer.com, Austin, Texas

Down. Mortgage rates recede after last week's customary Wall Street overreaction. It's a good time to lock in a rate.

27% say unchanged –

Jeff Lazerson

President, MortgageGrader

Unchanged.

Les Parker

CMB, managing director, Transformational Mortgage Solutions, Jacksonville, Florida

Mortgage rates go nowhere. Here's a parody based on Sting's 1985 hit, "Russians." "There's a growing feeling to negotiate. Conditioned to respond to all the threats; In the rhetorical talk of Putin's Russians." Stocks cheer and bonds jeer while oil believes a negotiated settlement of the Ukrainian situation happens. Mortgage rates might continue to gyrate, as the bear trend holds.

James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Unchanged. This is really unsure. Rates have been steadily creeping higher based on inflation woes and Fed direction. PPI and CPI recently released have been multi-decade highs. Add to that the intent of the Fed to control inflation through selling bonds and attacking the balance sheet. It's apparent the economy isn't in need of additional support which can be a drag on rates. The release of the Fed minutes on Wednesday afternoon could cause more duress to rates if they appear more hawkish. That said, what takes place in Russia and Ukraine, should war break out, could dwarf all recent economic reports and cause a flight to safety which could help bonds.

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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.

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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