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 divided about rate trends in the coming week (Feb. 2–Feb. 8), but the majority votes for a decline. In response to Bankrate’s weekly poll, 20 percent say rates are going
Experts predict where mortgage rates are headed

Week of Jan. 26-Feb. 1

Experts say rates will...

<table>
<thead>
<tr>
<th></th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Go up</td>
<td>20%</td>
</tr>
<tr>
<td>Stay the same</td>
<td>20%</td>
</tr>
<tr>
<td>Go down</td>
<td>60%</td>
</tr>
</tbody>
</table>

Percentages might not equal 100 due to rounding.

Calculate your monthly payment using Bankrate's [mortgage calculator](https://www.bankrate.com/mortgages/rate-trends/).
### Current Mortgage Rates for February 7, 2023


---

### Borrower Details

- **Zip Code**: 33431, Boca Raton, FL
- **Property Value**: $720,000
- **Loan Amount**: $432,000
- **Cash-out**: Yes
- **Loan Term**: 30 year fixed
- **Credit Score**: 740+

### Rates

<table>
<thead>
<tr>
<th>Lender Details</th>
<th>APR</th>
<th>Rate</th>
<th>Mo. payment</th>
<th>APR</th>
<th>Rate</th>
<th>Mo. payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Year Fixed NMLS: #240415</td>
<td>5.41%</td>
<td>5.25%</td>
<td>$2,386</td>
<td>5.69%</td>
<td>5.50%</td>
<td>$2,453</td>
</tr>
<tr>
<td>30 Year Fixed NMLS: # 1025894</td>
<td>5.41%</td>
<td>5.25%</td>
<td>$2,386</td>
<td>5.69%</td>
<td>5.50%</td>
<td>$2,453</td>
</tr>
<tr>
<td>30 Year Fixed NMLS: #1374724</td>
<td>5.78%</td>
<td>5.63%</td>
<td>$2,487</td>
<td>5.78%</td>
<td>5.63%</td>
<td>$2,487</td>
</tr>
</tbody>
</table>

---

https://www.bankrate.com/mortgages/rate-trends/
20% say rates will go up

Dick Lepre
Loan agent, CrossCountry Mortgage, Alamo, CA

Trend: Higher. FOMC increased the range target for overnight lending by 0.25 percent to 4.5 - 4.75 percent. The statement noted that the Fed anticipated further increases and stated that it was still seeking a 2 percent objective for inflation.

60% say rates will go down

Dan Green
CEO, Homebuyer.com, Austin, Texas


Greg McBride
CFA, chief financial analyst, Bankrate.com
Vote: Down. The Federal Reserve is pressing on with hiking short-term rates but that portends lower – not higher – long-term rates, including mortgage rates.

James Sahnger
Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Lower. The Fed increased the Fed funds rate on Wednesday by 0.25 percent and indicated that future hikes are coming based on current levels of inflation and a strong employment market. Jerome Powell, in his comments after the meeting broke, did say that the signs of disinflation are appearing. This makes for an increase to Fed Funds of 4.75 percent since starting their hikes in 2022. The bond markets liked what they heard and believe long rates will start to ease which will impact mortgage rates. The initial reaction was rates retreated back to levels last seen in mid-September last year.

20% say unchanged–

Ken H. Johnson
Real estate economist, Florida Atlantic University

10-year Treasury yields are settling with very little movement in the last couple of weeks. The same should follow suit with mortgage rates. Long-term mortgage rates should go unchanged next week.