Mortgage experts are divided about rate trends in the coming week (May 18-24), but the plurality predict that rates will rise. In response to Bankrate’s weekly poll, 45 percent say rates are going up.

See your monthly payment
Considering a home? Crunch the numbers and see what you’ll pay for it.

Use calculator
22 percent say rates are going down and 33 percent say rates will remain the same. You can figure what your monthly payment would be using Bankrate's mortgage calculator.

Experts predict where mortgage rates are headed

Week of May 18-24

Experts say rates will...

- Go up: 44%
- Stay the same: 33%
- Go down: 22%

Percentages might not equal 100 due to rounding.

See your monthly payment

Considering a home? Crunch the numbers and see what you'll pay for it.
Uncertainty over a possible government shutdown continues and will put upward pressure on all rates. Next week, long-term rates will continue to edge up.

— Ken Johnson, Ph.D
Florida Atlantic University

44% say rates will go up
Treasury yields and mortgage rates keep creeping higher. Much of this is because of uncertainty with raising the debt ceiling. Until that gets resolved, I think mortgage rates will remain higher than they would be otherwise. I expect higher mortgage rates in the coming week.

Uncertainty over a possible government shutdown continues and will put upward pressure on all rates. Next week, long-term rates will continue to edge up.

Vote: Up. Nervousness about the debt ceiling and possible default aren’t going to help mortgage rates.
Dick Lepre
Loan agent, CrossCountry Mortgage, Alamo, CA

Trend: Higher. Investors are uncertain about the economy. This includes uncertainty that the Fed can bring inflation down.

22% say rates will go down

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

Lower.

Dan Green
CEO, Homebuyer.com, Austin, Texas

Down. Falling mortgage rates are the best help for first-time buyers right now.

33% say unchanged

See your monthly payment
Considering a home? Crunch the numbers and see what you’ll pay for it.

Use calculator
Mitch Ohlbaum
Mortgage banker, Macoy Capital Partners, Los Angeles, CA

Unchanged. The 10-year Treasury has been trading in a narrow range for the last month. Right now, investors are waiting for answers on questions like: Will there be a recession or a soft landing? Will there be more banking problems, or are we done? What about the debt ceiling, and will the Fed pause? The market does not like uncertainty, so do not expect much movement in rates until there is clarity.

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

Mortgage rates will go nowhere. Here’s a parody based on The Honey Cone’s 1971 hit, “Want Ads”: “Gonna flip curves in the Want Ads./Fives need some buyers too./Gonna flip curves in the Want Ads./High yields from bonds ain’t through.” A battle is brewing among the short-, medium-, and long-term yield, with investors trying to answer the following questions: Is the Fed finished tightening? When does a recession start? When does the Fed ease? How long does the recession last?

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

See your monthly payment
Considering a home? Crunch the numbers and see what you’ll pay for it.

Use calculator
Unchanged. Unfortunately, momentum turned on us with the direction of rates from last week, even in the face of favorable economic news. Lots of chatter about the debt ceiling, and if D.C. can’t pull it together to come up with a budget solution, rates could go higher on the heels of a default. We all hope we won’t get there and calmer heads will prevail.
How we make money

Bankrate.com is an independent, advertising-supported publisher and comparison service. We are compensated in exchange for placement of sponsored products and, services, or by you clicking on certain links posted on our site. Therefore, this compensation may impact how, where and in what order products appear within listing categories, except where prohibited by law for our mortgage, home equity and other home lending products. Other factors, such as our own proprietary website rules and whether a product is offered in your area or at your self-selected credit score range can also impact how and where products appear on this site. While we strive to provide a wide range offers, Bankrate does not include information about every financial or credit product or service.

Bankrate, LLC NMLS ID# 1427381 | NMLS Consumer Access
BR Tech Services, Inc. NMLS ID #1743443 | NMLS Consumer Access

See your monthly payment

Considering a home? Crunch the numbers and see what you'll pay for it.

Use calculator