Expert Poll: Mortgage Rate Trend Predictions For Feb. 11-17, 2021

Experts say rates will ...

- Go up 38%
- Stay the same 46%
- Go down 15%

By Zach Wichter
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Image Credit: MoMo Productions/Getty Images

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Mortgage experts are divided over where rates will go in the coming week (Feb. 11-17). In response to Bankrate's weekly poll, 46 percent said rates will stay more or less the same next week and 38 percent said they would rise. Meanwhile, 15 percent said next week mortgage rates will decline. Calculate your monthly payment using Bankrate's mortgage calculator.

**R A T E   T R E N D   I N D E X**

**Experts predict where mortgage rates are headed**

Week of Feb 11 - 17
Experts say rates will ...

- **Go up**: 38%
- **Stay the same**: 46%
- **Go down**: 15%

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**Current Mortgage and Refinance Rates for February 2021**

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<table>
<thead>
<tr>
<th>Purchase</th>
<th>Refinance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Credit Score</strong></td>
<td><strong>Property Value</strong></td>
</tr>
<tr>
<td>740+</td>
<td>$562,500</td>
</tr>
<tr>
<td><strong>Loan Amount</strong></td>
<td><strong>Loan Term</strong></td>
</tr>
<tr>
<td>$450,000</td>
<td>30 year fixed</td>
</tr>
</tbody>
</table>

**Lender**

- **APR**: 2.47%
- **Rate**: 2.38%
- **Mo. payment**: $1,749

30 Year Fixed

NMLS: #1522344

February 17, 2021
Points: 1.25
Fees: $5,625
“Rates will only move if Jay Powell’s words cause them to. Don’t bet on it.”

— Greg McBride, Bankrate

38% say rates will go up

Gordon Miller
Owner, Miller Lending Group, LLC, Cary, North Carolina

With the 10-year Treasury heading toward 1.20 and a massive stimulus package on the way I would expect rates to inch higher this week. This could very well be short term in nature as I also expect the markets to deal with uncertainty.
regarding reopening and the annual inflation fear discussion we seem to get every year.

Joel Naroff  
President and chief economist, Naroff Economic Advisors, Holland, Pennsylvania

Up. Still high on stimulus.

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

Higher.

Michael Becker  
Branch manager, Sierra Pacific Mortgage, White Marsh, Maryland

Inflation expectations are rising. In fact the 10-year break-even rate is now the highest it's been since 2014. This rate is the market's expectation for inflation over the next 10 years. Additional fiscal stimulus being advanced by the Biden administration is the reason these expectations are rising. This is putting upward pressure on bond yields and mortgage rates as inflation eats away already low bond yield returns. I expect this trend to continue and for mortgage rates to rise in the coming week.

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

Mortgage rates go up. Here's a parody based on the 1979 Pink Floyd hit, "Comfortably Numb." "Bulls turned to look but it was gone; They cannot put their finger on it now. The debt is grown; Low rates are gone. Bulls have become comfortably numb." Economists are concerned that the additional $1.9 trillion fiscal stimuli will overheat the nation's economy. So, mortgage rates rise.

15% say rates will go down

Jeff Lazerson  
President, MortgageGrader

Down. A new strain of COVID is hitting the U.S. Unemployment and new job losses aren't looking good.

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

46% say unchanged –

Ken H. Johnson
Real estate economist, Florida Atlantic University

Long-term mortgage rates will, again, remain virtually unchanged for this coming week. 10-year Treasury yields continue to hover between 1.00 percent and 1.20 percent, while 30-year mortgage rates hold steady slightly below 3.0 percent. This pattern should hold until Congress agrees on the next stimulus package and it is signed by the President. At that point, we will see how these monies impact the demand for financial assets such as 10-year Treasurys and long-term home mortgages.

Jennifer Kouchis
Senior vice president, real estate lending, VyStar Credit Union, Jacksonville, Florida

Rates will stay the same.

Logan Mohtashami
Housing analyst, HousingWire, Irvine, California

Unchanged. For now, the 10-year yield has a hard time breaking above 1.20 percent, even though the trend higher since the lows in August are intact. Disaster relief will happen one way or another, but the vaccination story is the key in 2021. In time the 10-year yield will get to 1.33 percent and higher, taking mortgage rates higher with it. We will have a bump in the road getting there, but as long as we are vaccinating more Americans every day, we will all walk in the sun without a mask.

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

Trend: Flat. The Treasury techs are bearish (lower prices, higher yields), MBS prices are flat. While there continues to be angst that stimulus spending will cause Treasury yields to rise, actual core inflation as measured by CPI was zero.
in January. The anticipation of inflation is not going away any time soon. The pandemic continues to restrain spending keeping retail prices flat.

**Greg McBride**  
*CFA, chief financial analyst*, Bankrate.com

Vote: Unchanged. With a light economic calendar until Feb. 17 and the uncertain details on further stimulus, rates will only move if Jay Powell’s words cause them to. Don’t bet on it.

**Mitch Ohlbaum**  
Mortgage banker, Macoy Capital Partners, Los Angeles, CA

Unchanged. The 10-year Treasury is trading at 1.16 percent, which is virtually the same as last week. We are seeing lots of economic data coming from all areas and it is just not consistent enough to get a sense of where the country stands economically. We see skyrocketing home prices on one side and hiring and re-hiring far below expectations on the other side. The new administration is working on a major stimulus package to keep the economy moving ahead and yet the stock market is soaring. As I have said in the past, the market hates uncertainty and that is what we are experiencing now.

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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

Zach Wichter is a mortgage reporter at Bankrate. He previously covered the airline industry for our sister site The Points Guy and business news, with a focus on aviation, for The New York Times.

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