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Expert Poll: Mortgage Rate Trend Predictions For Feb. 18-24, 2021

Experts say rates will ...

▲ Go up	62%
▬ Stay the same	31%
▼ Go down	8%

By **Zach Wichter**

Feb. 17, 2021 / 5 min read

Image Credit: MoMo Productions/Getty Images



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Bankrate's Expert Mortgage Rate Predictions for February 18 - 24



A majority of mortgage experts expect rates to rise in the coming week (Feb. 18-24). In response to Bankrate's weekly poll, 62 percent said rates will go up, and 31 percent said they would remain the same. Just 8 percent said mortgage rates will decline next week. Calculate your monthly payment using Bankrate's [mortgage calculator](#).

RATE TREND INDEX

Experts predict where mortgage rates are headed

Week of Feb 18 - 24





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Current Mortgage and Refinance Rates for February 2021

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Purchase
Refinance

Zip Code **33436** Boynton Beach, FL

Credit Score **740+** ▼

Property Value **\$ 562,500**

Loan Amount **\$ 450,000**

Loan Term **30 year fixed** ▼

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Lender	APR	Rate	Mo. payment	
Better.com	2.49%	2.38%	\$1,749	Next
30 Year Fixed NMLS: #330511	Feb 18, 2021	Points: 1.492	Fees: \$6,714	
First State Mortgage	2.52%	2.38%	\$1,749	Next
30 Year Fixed NMLS: #130829	Feb 18, 2021	Points: 1.565	Fees: \$8,342	
Sebonic Financial	2.52%	2.37%	\$1,747	Next
	Feb 18, 2021	Points: 1.600	Fees: \$8,377	

The tough part will be not panicking and paying too much to chase a rate from a week ago.

— Gordon Miller, Miller Lending Group

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62% say rates will go up ▲

Gordon Miller

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

As expected, last week rates indeed moved higher as yields on the 10-year Treasury test 1.25. I look for rates to rise near term and then settle back down. The tough part will be not panicking and paying too much to chase a rate from a week ago.

Jennifer Kouchis

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

Rates will increase. It's hard to ignore the "mountain" or sharp trend of the 10-year Treasury causing many to frantically reprice and brace for impact. I have a feeling that this could get worse before it gets better, but I am not convinced that this is our final fate and we won't see rates level back down in the weeks or months to come.

Nancy Vanden Houton, CFA

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

Higher.

Greg McBride

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

Vote: Up. Rates are pushing higher on concerns about stimulus-fueled inflation.

Joel Naroff

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

Up. With the Fed willing to let the economy run hot, did anyone really believe a ten-year note around 1 percent was rational?

Logan Mohtashami

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

Higher. It was a beautiful thing to watch, seeing the 10-year yield hit 1.33 percent, which was a must for my forecast in 2021 on Tuesday evening. Naturally, as the economy is on better footing, bond yields should rise. However, the sell-off was massive recently; rates will follow yields higher this time. However, even with the solid retail sales number today, bonds have rallied, and yields are falling. We have gotten so much positive news on the Vaccine recently that even if you're a Grumpy American Bear, this last week was a good one.

Robert Brusca

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

Higher.

James Sahnger

Mortgage planner, C2 Financial Corporation, Jupiter, Florida

Higher. When rates get worse, they get worse quickly. We started drifting higher on Jan. 28 and in the last few days, mortgage backed securities gave up over 140 basis points in price which can equate to as much as nearly .375 percent in rate, depending on lenders. As we have discussed stimulus and positive anticipation of a turning tide in COVID have poured gas on the fire prompting a quick pop higher. On Wednesday, we also got a blockbuster reading in PPI and retail sales, both much hotter than expected. Then to put a fork in it, the 20-year Treasury auction was a dog. We are the bottom of stochastics so we may get a little bounce but the trend is not hopeful at the moment.

8% say rates will go down

Dick Lepre

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

Trend: Lower. With Treasuries and MBS being mugged on 2/16 they are due for a modest correction. The market continues to assume that deficit spending is somehow going to create inflation. Core inflation is zero. Overall inflation has been affected by cold weather induced spikes in energy and food prices. Inflation happens when demand exceeds supply and, apart from these brief cold weather caused anomalies, demand is not going to exceed supply with 10,000,000 lost jobs.

31% say unchanged –

Jeff Lazerson

President, [MortgageGrader](#)

No change to rates this week. New COVID-19 cases are declining nicely as more Americans are getting vaccinated.

Ken H. Johnson

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

Long-term mortgage rates will remain unchanged in the coming week. 10-year Treasurys remain virtually unchanged from last week as have long-term mortgage rates. Next week should be more of the same. Barring an unexpected economic shock, rates should remain the same until the size and issuance of the next stimulus package is settled.

Les Parker

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

Mortgage rates go nowhere. Here's a parody based on the 1971 hit by Yes, Roundabout. "Fed is the roundabout. Their words will make loans down 'n' out. Bonds spend the day their way." Expect the recent rise in mortgage rates to moderate as the Fed keeps the lid on volatility.

Michael Becker

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

Rates really spiked in recent days as both mortgage back securities and Treasurys sold off on rising inflation expectations. The sell off was rather dramatic and perhaps a bit overdone. Bonds may now be a bit oversold and because of that I expect the selloff will abate in the coming week. I expect mortgage rates to be flat in the coming 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

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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