

Mortgage Rates



2026 continues to bring market volatility.

Many lender outlooks and economists expect rates to **fluctuate** through 2026, often in the ~ **upper 5%–6.5% range** for a 30-year fixed mortgage.

Big lender & industry forecasts (2026)

1. Fannie Mae (most optimistic)

Forecast: ~5.9% by end of 2026

Recent update: 5.9% → 5.7% by Q4

*View: Rates will **fall below 6%** and **stay there** with gradual, steady improvement—not a crash*

*Translation: They believe **we're already near the peak**, and easing is coming.*

2. Mortgage Bankers Association (more conservative)

Forecast: ~6.1%–6.4% through 2026

*View: Rates **stay in the low 6s most of the year** . Only modest improvement*

Translation: “Don’t expect a big drop—this is the new normal.”

3. Zillow Home Loans (middle ground)

Forecast: Around **~6% with gradual easing**

View: Rates improve slowly, but **volatility remains**

Translation: You'll see ups and downs, but trend is slightly downward.

4. National Association of Home Builders

Forecast: Around **~6.1%–6.2% average for 2026**

Translation: Builders are planning for a **stable, mid-6% environment.**

5. National Association of Realtors

Forecast: Roughly **~6% by year-end** (if inflation cools)

Translation: They're betting on **slight improvement + stronger housing activity.**

What this means for you, the buyer:

The industry is **not expecting a major rate collapse.**

The expectation is small improvements (0.25%–0.75%), not dramatic ones. So, the real strategy lenders are advising clients right now:

- **Buy when ready – lock in a good price**
- **Refinance later if rates dip**