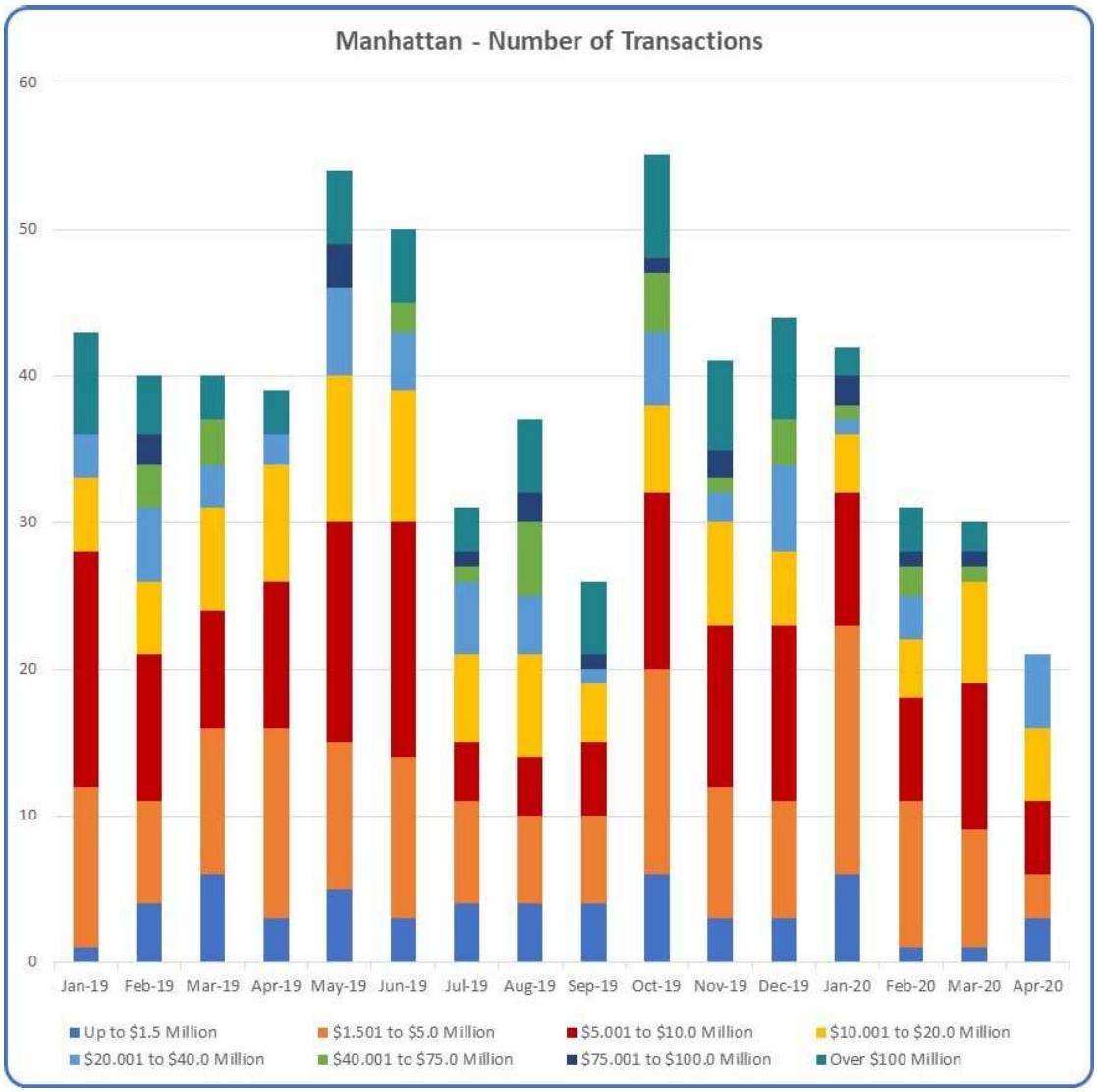
Number of Sales Transactions

We have tracked the number of monthly sales for all sales recorded in Manhattan, segmented into tranches as seen below. Over the 16-month period, there have been a total of 627 transactions. Nearly 58 percent of these transactions were below $10 million, roughly 31 percent between $10 and $100 million, with nearly 11 percent above $100 million.

Historical Transaction Volume - Manhattan

Number of Transactions	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	Total	% of Total
Up to $1.5 Million	1	4	6	3	5	3	4	4	4	6	3	3	6	1	1	3	57	9.1%
$1.501 to $5.0 Million	11	7	10	13	10	11	7	6	6	14	9	8	17	10	8	3	150	23.9%
$5.001 to $10.0 Million	16	10	8	10	15	16	4	4	5	12	11	12	9	7	10	5	156	24.9%
$10.001 to $20.0 Million	5	5	7	8	10	9	6	7	4	6	7	5	4	4	7	5	99	15.8%
$20.001 to $40.0 Million	3	5	3	2	6	4	5	4	1	5	2	6	1	3	0	5	55	8.8%
$40.001 to $75.0 Million	0	3	3	0	0	2	1	5	0	4	1	3	1	2	1	0	26	4.1%
$75.001 to $100.0 Million	0	2	0	0	3	0	1	2	1	1	2	0	2	1	1	0	16	2.6%
Over $100 Million	7	4	3	3	5	5	3	5	5	7	6	7	2	3	2	0	68	10.8%
Total # Transactions	43	40	40	39	54	50	31	37	26	55	41	44	42	31	30	21	627	100.0%
% Change from Prior Month	-	-7.0%	0.0%	-2.5%	38.5%	-7.4%	-38.0%	19.4%	-29.7%	111.5%	-25.5%	7.3%	-4.5%	-26.2%	-3.2%	-30.0%	-	-

In terms of number of transactions, the largest number of monthly transactions occurred in October 2019, which is also the month that experienced the most significant % increase from the prior month, at 111.5%. Compared to the peak of 55 sales in October 2019, the results for March and April 2020 were significantly lower, at 30 and 21, respectively. The figures are portrayed graphically below. In April 2020, the only category to record an uptick in number of transactions was below $1.5 Million. Also, in April there were no sales above $40 Million.