

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 17-month period, there have been a total of 636 transactions. Over 58 percent of these transactions were below \$10 million, roughly 31 percent between \$10 and \$100 million, and 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	May-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	2	59	9.3%
\$1.501 to \$5.0 Million	11	7	10	13	10	11	7	6	6	14	9	8	17	10	8	3	3	153	24.1%
\$5.001 to \$10.0 Million	16	10	8	10	15	16	4	4	5	12	11	12	9	7	10	5	4	158	24.8%
\$10.001 to \$20.0 Million	5	5	7	8	10	9	6	7	4	6	7	5	4	4	7	5	0	99	15.6%
\$20.001 to \$40.0 Million	3	5	3	2	6	4	5	4	1	5	2	6	1	3	0	5	0	55	8.6%
\$40.001 to \$75.0 Million	0	3	3	0	0	2	1	5	0	4	1	3	1	2	1	0	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	0	16	2.5%
Over \$100 Million	7	4	3	3	5	5	3	5	5	7	6	7	2	3	2	0	3	70	11.0%
Total # Transactions	43	40	40	39	54	50	31	37	26	55	41	44	42	31	30	21	12	636	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%	-42.9%	-	-

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 April and May 2020 were significantly lower, at 21 and 12, respectively. The number of sales has decreased in each month of 2020. The figures are portrayed graphically below. In May 2020, the only category to record an uptick in number of transactions was over \$100 million. A few large transactions helped shape the market in a month of relative inactivity.

