

**Number of Sales Transactions**

We tracked the number of monthly multi-family sales recorded in Manhattan, segmented into tranches as seen below. Over the prior 16-month period as of April 2020, there have been a total of 304 transactions. Nearly 61% of these transactions were below \$10 million, roughly 36% were between \$10 and \$100 million, and approximately 3.6% were above \$100 million.

Historical Transaction Volume - Manhattan Multi-Family																		
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 \$10.0 Million	16	12	7	13	20	15	7	3	5	17	15	12	13	11	10	8	184	60.5%
\$10.001 to \$30.0 Million	8	6	4	9	8	8	6	5	1	3	7	7	3	3	4	1	83	27.3%
\$30.001 to \$50.0 Million	0	3	1	2	2	0	0	0	0	1	0	1	0	1	0	1	12	3.9%
\$50.001 to \$75.0 Million	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	3	1.0%
\$75.001 to \$100.0 Million	0	2	0	1	2	0	2	2	0	1	0	0	0	0	1	0	11	3.6%
Over \$100 Million	0	2	0	2	1	0	1	1	0	1	0	0	2	1	0	0	11	3.6%
<b>Total # Transactions</b>	<b>24</b>	<b>25</b>	<b>12</b>	<b>27</b>	<b>33</b>	<b>23</b>	<b>16</b>	<b>13</b>	<b>6</b>	<b>22</b>	<b>23</b>	<b>20</b>	<b>16</b>	<b>18</b>	<b>16</b>	<b>10</b>	<b>304</b>	<b>100.0%</b>
% Change from Prior Month	-	4.2%	-52.0%	125.0%	22.2%	-30.3%	-30.4%	-18.8%	-53.8%	266.7%	4.5%	-13.0%	-20.0%	12.5%	-11.1%	-37.5%	-	-

In terms of number of transactions, the largest number of monthly transactions occurred in May 2019, which represented a 22% increase from the prior month. Compared to the peak of 33 sales in May 2019, the results for March and April 2020 were lower, at 16 sales and 10 sales, respectively. The figures are portrayed graphically below. In April 2020, most transactions were in the "Up to \$10.0 Million" category.

