

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 17-month period as of May 2020, there have been a total of 311 transactions. Approximately 61% of these transactions were below \$10 million, roughly 35% were between \$10 and \$100 million, and 3.5% 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	May-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	6	190	61.1%
\$10.001 to \$30.0 Million	8	6	4	9	8	8	6	5	1	3	7	7	3	3	4	1	0	83	26.7%
\$30.001 to \$50.0 Million	0	3	1	2	2	0	0	0	0	1	0	1	0	1	0	1	1	13	4.2%
\$50.001 to \$75.0 Million	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	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	0	11	3.5%
Over \$100 Million	0	2	0	2	1	0	1	1	0	0	1	0	0	2	1	0	0	11	3.5%
Total # Transactions	24	25	12	27	33	23	16	13	6	22	23	20	16	18	16	10	7	311	100.0%
% 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%	-30.0%	-	-

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 April and May 2020 were lower, at 10 sales and 7 sales, respectively. The figures are portrayed graphically below. In May 2020, most transactions were in the "Up to \$10.0 Million" category, in line with the high transaction volume trend seen over the analysis period. It should be noted that one sale was recorded in the "30.001 to \$50.0 Million" category, a category that was very active this time last year but has since dropped off.

