



**(610) 842-4780**

**Bryan R. Cogliano, CFP®**

**1031 Tax-Free Exchange  
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**Property Transfers Recorded in County Clerk's Office between 4/24/23-4/30/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Jjm Avalon Dev LLC	James Thomas P	141 30Th St	\$2,610,000
Poplawski Lauren Exr	351 Elmer LLC	264 41St St	\$2,600,000
Wrable Sandra M Exr	Welsh Thomas J Jr	2900 First Ave	\$2,350,000
Welsh Thomas J Jr	Guida Kristin E	2168 Ocean Dr	\$2,350,000
		<b>Total:</b>	<b>\$9,910,000</b>
		<b>Median:</b>	<b>\$2,475,000</b>
<b>Cape May</b>			
Platt Rosemarie	Hitchens Patrick M	208 Windsor Ave Un 2	\$925,000
		<b>Total:</b>	<b>\$925,000</b>
		<b>Median:</b>	<b>\$925,000</b>
<b>Dennis Township</b>			
Dantuono Elisa N	Mc Michael Daaniel R	56 Alexandra Way	\$485,000
Schultz Charlotte	Brooks Stephen D	27 Wildwood Ave	\$76,400
Covelusky William	Parkinson Michele	103 Magnolia Dr	\$50,000
Bockhorn Charles	De Vico Anthony	199 Tyler Rd	\$50,000
		<b>Total:</b>	<b>\$661,400</b>
		<b>Median:</b>	<b>\$63,200</b>
<b>Lower Township</b>			
Eagles Edward Alexander Jr	O'Malley Frank Jr	504 Pacific Ave	\$592,000
O'Connor Joseph Brian Jr	Kaplan Brad	32 Trotter Way	\$575,000
Nielsen Joanne Exr&C	Panczner John Erwin	410 Provincetown Dr	\$516,000
Mc Craw Ralph W	Tillman Irvin C	718 Adriatic Ave	\$499,000
Oliver Craig T Jr	O'Connor Jennifer	978 Tecumseh Rd	\$425,000
De Long Joseph A	Smith Skyler R	37 East Hudson Ave	\$389,999
Doherty Gary	Rosario Noel	35 E Virginia Ave	\$299,900
Russo William G	Hay Melvin Edward	19 Maryland Ave	\$290,000
Hanna William D	Johnson Megan Jane	251 Walnut Ln	\$287,000
Lewis Bryan A	Mc Gurk Maureen P	24 Arizona Ave	\$255,000
Lolo Inc	Parker Amy A	1616 Woolson Rd	\$250,000
Fritz Wayne	Mmcm LLC	93 Wildwood Ave	\$200,000
Philip Deborah Hanson	Lmc Rentals LLC	157 Fishing Creek Rd	\$180,000
Zz Securities 2 LLC	Actg Holdings LLC	207 Evergreen Ave	\$142,000
Cushman Amy Exr	Cushman Arthur W Ii	83 Miramar Ave	\$140,000
Beeby Thomas M	Burkhardt David C	803 Shunpike Rd	\$105,000
Botwinick Jeffrey R	White Bradley F	Shawcrest Rd Boat Slip 20	\$20,500
Newby William Byron	Di Paolo Kevin	Shawcrest Rd Un A37	\$15,000
		<b>Total:</b>	<b>\$5,181,399</b>
		<b>Median:</b>	<b>\$271,000</b>
<b>Middle Township</b>			
Adelsberger Lauren	Kelly Matt R	3 Mount Vernon Ave	\$435,000
Pawlus Claudio	Spencer Gregory S	805 Turnberry Ct	\$430,000
Ludena Yuri R Cueva	Intokuliving LLC	200 Court House S. Dennis Rd	\$400,000
Hollenback Jil L	Gohean Brian Jeffrey	212 Crest Rd	\$389,900
Collins Virginia M Est	Repici Lauren	6 Mount Vernon Ave	\$365,000
Williams Curtis S Sr Est	De Long Joseph A Sr	89 Honeysuckle Ln	\$324,000
Davis Robert	Semel Barbara	1 Susan Lane	\$282,500
Sutton Ronald Leroy	Hardy Abigail L	55 Indian Trail Rd	\$275,000
Schick David W	Gamble Taylor A	121 Geneva Ave	\$248,000
Devico Michael Exr	Hernandez Yesenia Romero	30 E Pacific Ave	\$199,900
Faust Victor C Iii	Cooper Robert	317 N Rt 47	\$130,000
Sneathen Chelsea	Goodman Randal Mark Jr	90 Rt 47 South	\$75,000
		<b>Total:</b>	<b>\$3,554,300</b>
		<b>Median:</b>	<b>\$303,250</b>
<b>North Wildwood</b>			
Connor Benjamin James	Stern Robert A	100 Delaware Ave	\$1,380,000
Green William	King Carolyn Theresa	306 E 13Th Ave	\$900,000
Clarizio Dolores	Mc Hugh Michael P	500 Kennedy Blvd	\$380,000
Dignity Enterprises LLC	Ferraro Angelo	600 Kennedy Dr Un 310	\$372,500
Welch Angela	Howard Joseph Leon	321C Allen Dr	\$285,000
Reaney Paulette M	Mcnally Stephen	304 Surf Ave Un 5	\$275,000
Boyer Peter M	Cook Kathleen M	422 E 4Th Ave	\$255,000
		<b>Total:</b>	<b>\$3,847,500</b>
		<b>Median:</b>	<b>\$372,500</b>
<b>Ocean City</b>			
Kappaz William J	Sugarman Steven L	2633A Wesley Ave	\$3,400,000
Hyduk Mark	Greene Robert K Jr	307 48Th St	\$2,500,000
Catalina Frank A	Virga Marc Paul	4700-02 West Ave Un B	\$1,160,000
Sekhar Shiva	Lockard Christopher Paul	2720-2722 Central Ave	\$1,100,000
Herwig Richard	Ducan Real Estate Inv LLC	821 Pennlyn Place	\$999,000
Mac Crory Joseph A	Long Louis S	404 E 5Th Ave Un B	\$724,900
Kerrigan Patty Ann	Ruggia Justin	930 Simpson Ave Un 3	\$385,000
		<b>Total:</b>	<b>\$10,268,900</b>
		<b>Median:</b>	<b>\$1,100,000</b>
<b>Sea Isle City</b>			
Mccusker John L	Markel Troy Allen	13 71St St E	\$2,450,000
Cardell William P Iii Exr	Four Jrs LLC	8203 East Landis Ave	\$1,900,000
Bowen Eddie	Sullivan William J	7723 Pleasure Ave	\$1,585,000
		<b>Total:</b>	<b>\$5,935,000</b>
		<b>Median:</b>	<b>\$1,900,000</b>
<b>Stone Harbor</b>			
10605 First Ave LLC	106Andfirst LLC	10605 First Ave	\$3,700,000
		<b>Total:</b>	<b>\$3,700,000</b>
		<b>Median:</b>	<b>\$3,700,000</b>
<b>Upper Township</b>			
Leps Raymond	Freequincy LLC	3024 Rt Us 9 South	\$650,000
Smith Patricia H	L P And P H Smith Irr Trust	9 Brewhaus Ln	\$437,718
Johnston Eric Daniel	Van Order Daniel	2336 Rt 50	\$246,500
Giambalvo A Scott Trust	Wash Andrew	140 Skimmer Lane	\$93,800
		<b>Total:</b>	<b>\$1,428,018</b>
		<b>Median:</b>	<b>\$342,109</b>
<b>Wildwood</b>			
La Forge Willard	5200 Ocean LLC	5200 Ocean Ave	\$1,725,000
4112 Park Blvd LLC	Jones Patrick K	4112 Park Blvd Un G	\$585,000
Rhino Pets Series 30 LLC	Guarino Stephen	120-122 East Andrew Ave	\$204,500
Dawes Patrick	Lollipop Rentals LLC	124 W Youngs Ave	\$115,000
		<b>Total:</b>	<b>\$2,629,500</b>
		<b>Median:</b>	<b>\$394,750</b>
<b>Wildwood Crest</b>			
Carlin Shawn P	Kimball Glen D	322 E Syracuse Ave	\$950,000
Fletcher Donna L	Gonzaga Marianne	8006 Atlantic Ave Un 2	\$795,000
Rehder Clifton M	210 F M N Rd LLC	210 E Forget Me Not Rd	\$679,000
Galli Richard T	Brennan Joseph M Jr	243 E Topeka Ave	\$650,000
Lazan Steven B	Sweetbriar Crest LLC	134 W Sweet Briar Rd	\$483,724
Shell Jeffrey J	Yarussi Nicholas J	301B East Crocus Rd	\$408,000
Hays Kenneth C Jr	Woltjen William J	404-406 Farragut Rd Un 7	\$376,000
Maier Randall	Reitman Christopher T	9101 Atlantic Ave Un 218	\$290,000
Stock Doris Anne	Close H Andrew	208 E Forget Me Not Rd Un 105	\$279,000
Reitman Christopher T	Maier Randall	6201 Ocean Ave	\$226,000
		<b>Total:</b>	<b>\$5,136,724</b>
		<b>Median:</b>	<b>\$445,862</b>
		<b>Total for Cape May County:</b>	<b>\$53,177,741</b>
		<b>Median for Cape May County:</b>	<b>\$389,900</b>