



**(610) 842-4780**

**Bryan R. Cogliano, CFP®**

**1031 Tax-Free Exchange  
Defer the Tax. Maximize the Gain.**

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**Property Transfers Recorded in County Clerk's Office between 5/1/23-5/7/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Welsh Thomas J Jr	73 W 14Th St LLC	73 W 14Th St	\$4,300,000
Front St Props LLC	Arcuri James J	253 35Th St West Un	\$2,950,000
Shea Timothy M	Arthur Susan Donner	250 48Th St	\$2,450,000
Ruth H Beatrice Liv Trust	Bluevista At Stone Harbor LLC	273 52Nd St	\$2,150,000
Guadino Michael J	Mahrouki Amal S	7800 Dune Dr Un 330	\$395,000
		<b>Total:</b>	<b>\$12,245,000</b>
		<b>Median:</b>	<b>\$2,450,000</b>
<b>Cape May</b>			
Capponi Dominic J Trust	Lanzalotto James A	1621 Beach Ave Un 203	\$1,200,000
Convery John Trust	Dunn Robert Jr	217 Beach Ave	\$550,000
		<b>Total:</b>	<b>\$1,750,000</b>
		<b>Median:</b>	<b>\$875,000</b>
<b>Dennis Township</b>			
Bedle Thomas M	Crudele Maria Rosa	312 Head Of The River Rd	\$439,000
Wilson Lori M	Harron Kathleen	159 North Ravenwood Dr	\$425,000
Wilm. Savings Fund Soc Fsb	Gebauer Katelyn Elizabeth	54 Hoffman Dr	\$307,000
Myers Sandra H	Bascelli Francis P	154 Malcolm Dr	\$85,000
		<b>Total:</b>	<b>\$1,256,000</b>
		<b>Median:</b>	<b>\$366,000</b>
<b>Lower Township</b>			
Miller Wayne	Fitzpatrick Stephen R Ii	127 Town Bank Rd	\$900,000
Salasin Robert	Nathenson Matthew P	107 Folsom Ave	\$824,000
Hanner Elke K	Romano Joseph	135 E Austin Ave Un 1	\$575,000
Orlowicz Brandon A	Buechler James R	34 Summer Circle	\$540,000
Romano Joseph L	Sothorn John M	131 E Austin Ave Un 3	\$515,000
Grey Jodie	Owens Stephen E	155 Kentucky Ave	\$310,000
Quering Walter J	Hardy Christine	15 Vermont Ave	\$300,000
Fiocca Andrew	Hober Anita	20 Heron Way	\$300,000
Merriman Richard	Hall Of Fame Home Buyers LLC	976 Myrtle Ave	\$250,000
Kamya Godfrey G	Njhr1 LLC	643 Town Bank Rd	\$210,427
Brown Lois	Brown Richard L	312 Desoto Ave	\$210,000
Pinto Jose M	Salasin Robert	3 Sheriff Taylor Blvd	\$201,000
Sposato Vincent	Barile Ernest J Iii	114 Cedardale Ave	\$180,000
		<b>Total:</b>	<b>\$5,315,427</b>
		<b>Median:</b>	<b>\$300,000</b>
<b>Middle Township</b>			
O'Grady Erica K	Fitzgerald Brian Patrick	41 Stagecoach Rd	\$550,000
Page Dorothy J	Charles St Devs LLC	1401 Rt 9 North	\$455,000
Hughes Timothy D	Biondo Salvatore	601 Millman Blvd	\$380,000
Echo Lake Enterprises LLC	Keefe Stephen	210 Mechanic St	\$350,000
Conover Christopher R Jr	Garcia Jose Manuel	2 Teal Rd	\$243,500
Cassidy Brian	Cassidy Christine E	3 Winding Way	\$60,000
Trost Michael Exr	Banach Pawel J	805 Route 47 South	\$40,000
Bennett James M Est	Jflf Co LLC	192 Rt 47 South	\$40,000
Trumbetti Joseph Jr	Mc Intosh Patricia M	35 Rt 47 South	\$37,500
		<b>Total:</b>	<b>\$2,156,000</b>
		<b>Median:</b>	<b>\$243,500</b>
<b>North Wildwood</b>			
Aquilino Patrick	Greco Thomas	418 E 8Th Ave	\$1,200,000
Mw Of Wildwood LLC	Rogers Renee	1818 New York Ave	\$775,000
Mc Cormick Carol	Rothwell Stephen	215 Surf Ave	\$480,000
Meyers Michael J	Scotto Paul M	1401 Surf Ave #3	\$355,000
317 E Hand LLC	Argus Property Group Lp	643-645 W Spruce Ave	\$350,000
317 E Hand LLC	Argus Property Group Lp	647-649 W Spruce Ave	\$350,000
Genovese Wayne P Trust	Montowski Christopher	417 E 19Th Ave Un 214	\$340,000
Landis William M Iii	Friel Terrence Patrick	417 E 19Th Ave Un 502	\$317,500
Boyd Eugene W Jr	Porter Richard Alan	504 E 17Th Ave Un 309	\$300,000
Kagan Jacqueline R	Keene Brian J	2401 Central Ave	\$255,000
Gabriele Nicholas	Brindisi Janet	1301 Surf Ave Un 7	\$239,900
Howard Joseph L	Coleman Brian T	231B Allen Dr	\$210,000
Firsichbaum Steven W	Ubil Joseph G	132A West Pine Ave	\$200,000
Berreth Charles O	Trzepla Joseph	431 E 19Th Ave Un 39	\$145,000
		<b>Total:</b>	<b>\$5,517,400</b>
		<b>Median:</b>	<b>\$328,750</b>
<b>Ocean City</b>			
H & K Property Mgmt LLC	Bbhoc LLC	612 Chelsea Place	\$3,200,000
Mills Justin William	Wells Michael	14 E Edinburgh Rd	\$2,350,000
Wellman John W Jr Trust	Herwig Richard L	223 Ocean Road	\$2,200,000
1827 Wesley LLC	Stempin Francis Joseph	1827-27 Wesley Ave Un 2	\$2,050,000
Cardillo Brian J	Matuszewski Matthew	4921 23 Central Ave #4921	\$1,795,000
Roberta G Devries Rev Trust	Bocella S Anthony III	3834 Central Ave 2Nd	\$1,315,000
Lawson John C	Madrid Christian J	839 Saint Charles Pl Un B	\$1,150,000
Bradley Brian F	Gross Kyle James	3328-30 Central Ave Un 2	\$1,125,000
Greene Damon	Virtuous Homes LLC	29 Bay Ave	\$1,040,000
Tobia Christopher J	Ochsenreither Steven	5033-35 Asbury Ave	\$999,999
Cunningham Marguerite	Boyd Andrew Trust	839 Saint Charles Place Un A	\$990,000
Aderson Realty-Florida L P	Campbell Diane M	1134 Ocean Ave 1St Floor	\$985,000
Paolino Guy N	Romeo Rosemarie	5108 10 Asbury Ave Un B #5510	\$970,000
Whiteside William A Iii Trust	Hilston Sharon	322 Boardwalk, Park Pl Un 901	\$950,000
Matson David	Rowley Scott James	115 Brigantine Dr	\$935,000
Murray Lawrence A Jr	Davis Derek Joseph	17 E 10Th St	\$830,000
Toner Shawn	Keffer Joseph L	3217 19 Haven Avnuue Un B	\$829,000
Sweeney Frank B Est	Donnelly Dennis Francis	3228 Bay Ave	\$725,000
Cowdright Marilyn E	Serenity 828 Second St LLC	828 Second St	\$650,000
Cline Elizabeth J Motley Exr	Sandberg Peter J	221 Simpson Ave	\$650,000
Gruber Joseph L	Pacitti Robert J	5520 22 West Ave Un 2	\$649,000
Gallihue Suzanne K Adm	Wachter Mark	20 Safe Harbor Dr	\$575,000
Ivey Carole K Exr	Matthews Patricia J	500 Bay Ave Un 510N	\$575,000
Bercik Mary Lynne	Lipton Mary Anne	1138 Central Ave Un 2	\$530,000
Hartman Robert	V2 Props Entity 7 LLC	105 Fifth St	\$440,000
Moyer Rodney M	Kim Sara	819-27 Plymouth Place	\$427,500
Minton Barbara A	Cleveland Robert B	3600 Central AveUn D	\$379,000
Triggiani Stephanie	Schartzman David	900 Ocean Ave Un 306	\$295,000
		<b>Total:</b>	<b>\$29,609,499</b>
		<b>Median:</b>	<b>\$942,500</b>
<b>Sea Isle City</b>			
Clark Robert	Marino Joseph M	347 46Th Place West Un	\$2,250,000
Sir Dev LLC	Cleft LLC	18 45Th St West Un	\$2,000,000
Amalia Enterprises Inc	Bracrella Michael	6513 Landis Ave North Un	\$1,700,000
Bevilacqua Paul A	Cardell Daniel P	7808 Landis Ave	\$629,900
		<b>Total:</b>	<b>\$6,579,900</b>
		<b>Median:</b>	<b>\$1,850,000</b>
<b>Stone Harbor</b>			
CahIII Joseph J	Mallach Kyle	10201 Second Ave West Un	\$1,900,000
		<b>Total:</b>	<b>\$1,900,000</b>
		<b>Median:</b>	<b>\$1,900,000</b>
<b>Upper Township</b>			
Kershbaumer Jeremy	Hackett Edward	4 Cedar Hollow Court	\$850,000
Murphy Gerald M	Runge Fred	771 Allen Ave Un 301B	\$455,000
Harris Richard A	Ellow Mark	431 Dennisville-Petersburg Rd	\$330,000
Wollerton Holly	Miller Ron	35 Frances Dr South	\$305,000
Miller Ron	Rank Brian S	119 Butter Road	\$268,000
Wakefield Francis J Est	Murray Timothy M	17 E Golen Oak Ln	\$267,500
Herrera Sergio	Smyth Richard	736 Stagecoach	\$137,500
Young Myrtle Louise	Wright Rentals LLC	240 Dennisville Petersburg Rd	\$75,000
Booth Victoria A	Tcb Home Rentals Lp	516 Rt 9 Un P-13	\$61,300
		<b>Total:</b>	<b>\$2,749,300</b>
		<b>Median:</b>	<b>\$268,000</b>

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# Property Transfers Recorded in County Clerk's Office between 5/1/23-5/7/23

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Seller	Buyer	Property	Price
<b>West Cape May</b>			
Dee David A	Meheust Gael	404 Fow Ave	\$895,000
		<b>Total:</b>	<b>\$895,000</b>
		<b>Median:</b>	<b>\$895,000</b>
<b>Wildwood</b>			
Manhattan Holdings 1 Inc	Dartmouth Group 3 LLC	7011 Atlantic Ave	\$6,995,000
Beecham Earl F	Uko Smart	317 W Cresse Ave Un 300	\$599,000
Paolini Thomas J	Graham Cynthia	116 E Maple Ave Un 2C	\$515,000
Bl Dev 1 LLC	Tomaszewski Michael	240 East Rio Grande	\$435,000
Bergen St Dev LLC	Fanelli Nicole M	100 E Polar Ave Un 2	\$250,000
		<b>Total:</b>	<b>\$8,794,000</b>
		<b>Median:</b>	<b>\$515,000</b>
<b>Wildwood Crest</b>			
Ocean View Enterprises LLC	416 E Miami Ave LLC	416 East Maimi Ave	\$5,600,000
306 Monterey Ave LLC	Carlin Shawn	304 E Monterey Ave	\$1,815,000
Seven Shes Toledo LLC	Sattler Peter V	422 E Toledo Ave	\$1,695,000
Seven Shes Toledo LLC	Mcgann Daniel T	424 E Toledo Ave	\$1,660,000
Fecak David	Coyle Andrew	129 E Lotus Rd	\$985,000
Sattler Peter V	Kutalek Michelle J	121 E Farragut Rd	\$890,000
Jju Props LLC	7700Atlantic LLC	7700 Atlantic Ave	\$750,000
Leight Theophilus P	Mital Raymond	106 W St Louis Ave	\$635,000
Mc Carthy Sean P	Bertolini Robert A	220 E Syracuse Ave	\$615,000
Wildwood Crest Dev LLC	Foerst Dawn A	108 W Lavender Rd	\$525,000
Reitman Christopher T	Simsraft Nassau LLC	6201 Ocean Ave Un 214	\$226,000
Macmullen Robert P	Burdette William J	406-10 E Monterey Ave Un 312	\$190,000
Matthey Brenda	Arcure Wendy	105 W Denver Ave	\$137,500
		<b>Total:</b>	<b>\$15,723,500</b>
		<b>Median:</b>	<b>\$750,000</b>
		<b>Total for Cape May County:</b>	<b>\$94,491,026</b>
		<b>Median for Cape May County:</b>	<b>\$535,000</b>