



(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 5/29/23-6/4/23

Seller	Buyer	Property	Price
Avalon			
Kramkowski William	Michael L Pia Revocable Trust	627-629 24Th St	\$3,950,000
Clarke Edward J	37Th Street Developer LLC	151 37Th St	\$2,700,000
Carpin Alan H	Sandrowicz Kenneth	388 21St St	\$1,400,000
Lilypad Properties LLC	7 S Essex Ave LLC	2328 Dune Dr	\$1,250,000
Di Maggio Carmen	Sughrue Michael Douglas	284 13Th St #6	\$975,000
		Total:	\$10,275,000
		Median:	\$1,400,000
Cape May			
Miller Owen Justin Exr	Geba-Hrabarchuk Donna M	111 Howard St	\$1,850,000
Stafford Martha F	Chioffe Robert J	316 Jefferson St	\$1,200,000
Nardone Leo A Est	Jersey Dev Group LLC	359 Congress St	\$750,000
Coan Elizabeth C	Damato Family LLC	1236 Lafayette St	\$750,000
Klimek Edmund	Beck Daniel	704 Madison Ave Apt C	\$527,000
		Total:	\$5,077,000
		Median:	\$750,000
Dennis Township			
Wendel Diane E	Morrison Donna M	28 Iron Horse Rd Un 28	\$70,000
Cipoletti Harryette Est	Streater Jason L	35 W. Jersey Seashore Line Resort	\$46,300
Towler Alfred J	Brewster Robert Benjamin III	47 Little Mill Rd Un 98	\$30,000
		Total:	\$146,300
		Median:	\$46,300
Lower Township			
Aftanis Justin	Silva Nuno M	403 Mystic Terrace	\$765,000
De Angelis Anthony	O'Neill Elzbieta	16 Croydon Drive	\$590,000
Sweeney Dianne S	Creek Landing LLC	1126 Rt 109	\$535,000
Mc Devitt Justin Thomas	Jaques Catalina	220 Mindy Ave	\$525,000
Loneragan Kevin	Kilpatrick Brian	159 West Atlantic Ave	\$425,000
Lake Lewis G Jr	Gartland Eric D	102 Rose Ln	\$375,000
Mercado-Atilas Carmen	Coan Elizabeth	146 Cloverdale Ave	\$340,000
Desanctis Gabrielle Marie	Nearey Thomas K	235 West New Your Ave	\$210,000
Cape May County Sheriff	Good Terrence L	946 Carol Ave	\$203,000
Casper Ann E Fitzpatrick	Casper Francis J	59 Carolina Ave	\$183,000
		Total:	\$4,151,000
		Median:	\$400,000
Middle Township			
Faul Rochelle	Bianchi Christopher	301 Aberdeen Way	\$435,500
Giuliano Richard G	Newdeck John	604 North Wildwood Rd	\$395,000
Hancock Deborah E	White Bryan J	69 Wynndemere Court	\$370,000
Arenberg Carl	Cochran Nelson Clark III	728 Goshen Rd	\$324,900
Allen Cohwen J	Nunez Sandra Cruz	82 Rt 47 N	\$265,000
Giddis Cheryl L	American Buildpro Inc	5 Mimosa Drive	\$150,000
Altobelli Louis	Jff Company LLC	7 School House Lane	\$79,900
Jwbj Inc	Bolton Julie	218 & 216 Eldredge Ave	\$77,500
Harvatt Anthony J Ii	Harvatt Janet A	218 Mechanic St	\$47,495
Depascale Anthony	Mcgonigal Beverly	43 Rt 47	\$37,500
Mitt Peter	Mitt Peter	223 Kings Highway	\$29,506
		Total:	\$2,212,301
		Median:	\$150,000
North Wildwood			
Hart Robert T	Hart Robert	705 Beach Creek	\$562,500
One James Plaza Condo Asso Inc	Blue Seahorse Props LLC	1200 John F Kennedy	\$550,000
Files Meghan Conroy	Francis Steven	2510 New Jersey Ave #201	\$505,000
Flannery Eileen	Lydon Michael	115 W Walnut Ave	\$500,000
106 Delaware Avenue LLC	Go Birds LLC	106 Delaware Ave	\$315,000
2200 Atlantic Crpc LLC	Mj Rose Designs LLC	2200 Atlantic Ave	\$284,900
2200 Atlantic Crpc LLC	Curcio Kristina	2200 Atlantic Ave Un 209	\$275,000
2200 Atlantic Crpc LLC	Lepouski Joseph Thomas	2200 Atlantic Ave Un 107	\$260,000
2200 Atlantic Crpc LLC	Mc Donough Jaime A	2200 Atlantic Ave Un 202	\$260,000
2200 Atlantic Crpc LLC	Wenger Thomas	2200 Atlantic Ave Un 301	\$260,000
2200 Atlantic Crpc LLC	Gonsiewski Paul	2200 Atlantic Ave Un 105	\$260,000
Clairich LLC	Becker Shawn W	2500 New Jersey Ave	\$145,000
Santilli Kelly A	Santilli Kelly A	406 E 11Th Ave	\$90,000
		Total:	\$4,267,400
		Median:	\$275,000
Ocean City			
Ocean City Dev Group LLC	Saad Central Avenue LLC	4933-35 Central Ave	\$7,250,000
Mc Callion James A III	Paul And Liz Finley Joint Rev Trust	26 Barbados Lane	\$6,450,000
Weller Robert H	2 Battersea Road LLC	2 Battersea Riad	\$6,400,000
Wenonah Holdings Inc	Venetianer Todd	3730 Wesley Ave Un B	\$3,400,000
Gillian Jay A	Hazzouri Edward	30 E Aberdeen Rd	\$3,050,000
Van Altvorst Clarence	Osterman David	4718 Asbury Ave	\$2,000,000
Ocean City Dev Group LLC	Boron Edward J	1649 West Ave	\$1,685,000
Tf Invest LLC	English Christopher	4551 Asbury Ave Un B	\$1,675,000
Fainelli Lawrence J	Randall Kevin	318 Bay Ave	\$1,587,500
Wright Craig	Pugliese Stephen	3960 62 Asbury Ave Un A	\$1,350,000
Coholan Michael	Ocnj Mes Inv LLC	128 Crescent Rd	\$1,300,000
Garman Randal	Rakler Edward	1004-06 Central Ave - 1st Flr	\$1,150,000
Janto LLC	Gillian Jay	5 Marlin Court	\$975,000
Medori Carol Adm&C	L&I Rental LLC	1100A B C West Ave	\$925,000
Shirley Joanne R	Amato Michael	832 Pennlyn Place Un A	\$850,000
Gifford Richard Graham	Milliken Patrick Joseph	5112 Asbury Ave Un 1	\$800,000
Mangiola Stephen	Bruestle David M	500 Bay Ave Un 210	\$575,000
Oransky William	Swartley Evelyn M	901 Ocean Ave Un 418	\$327,000
Stagemyer Joshua M	Romy Eli	928 Wesley Ave Un 210	\$311,000
Burgos Kimberlee	Matteo Michele T	1320 Ocean Ave #305	\$290,000
Hong Louis T	Mariner Brooke	1110 Wesley Ave Un 206	\$217,000
PolICASTRO Frank	Marcolina Robert J	840 Ocean Ave Un 15	\$182,500
Davis Mark D	Klosinski David	840 Ocean Ave Un 2	\$105,000
		Total:	\$42,855,000
		Median:	\$1,150,000
Sea Isle City			
Gc Real Estate Lp Us	Gallagher William	7305 Pleasure Ave North Un	\$2,150,000
Earle Real Estate Hldngs LLC	Hansberry Edward B	113 83Rd St	\$1,800,000
29 30Th Street LLC	Kulp Joseph A	29 30Th St	\$1,795,000
Bucknam Jenifer T Exr	Dillon Matthew T	120 51St St West Un	\$1,250,000
Brooks Christine K Exr	Crooks Ryan C	113 65Th St Un 103	\$510,000
		Total:	\$7,505,000
		Median:	\$1,795,000
Stone Harbor			
Dandra LLC	8808 First Ave LLC	8808 First Ave	\$12,000,000
Charles Street Dev LLC	Jaco Sh LLC	10605 Third Ave	\$7,000,000
Williams Kathleen Ann Exr	Renneisen Randall L	401 Charles St	\$2,750,000
Hueber Franz III	Hueber W Graham	128 100Th St	\$2,323,448
Hueber Franz III	Hueber W Graham	122 100Th St	\$1,549,790
Kaylor Peter F	Cruz Orozco Jose L	8001 Second Ave Un 416	\$795,000
		Total:	\$26,418,238
		Median:	\$2,536,724

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Seller	Buyer	Property	Price
Upper Township			
Cavenagh Andrew C	46 E Vincent Asso LLC	46 East Vincent Ave	\$4,000,000
P Galina Beloglazova	Murphy Brian	867 Rt 50	\$335,000
Chudacek Anne	Freedom Props & Holdings LLC	1115 Rt 9	\$225,000
Reagan George A	Rusk Emerson Jay Ii	620 Rt 50	\$208,750
Stinger Virginia	Tinsley Robert H	516 Route 9	\$47,500
		Total:	\$4,816,250
		Median:	\$225,000
Wildwood			
Jimenez Cleofe	G & G Wildwood LLC	4116 Pacific Ave	\$725,000
Sojo LLC	Fagans Michael	206 W Maple Ave	\$435,000
Bl Dev 1 LLC	Peluso Angelo A	240 East Rio Grande Ave	\$429,900
Bergen Street Dev LLC	Foy Candace	100 E Poplar Ave Un 3	\$250,000
Sweeney Christopher W	Back Bay Inv LLC	3506 Hudson Ave	\$200,000
Sweeney Christopher W	Back Bay Inv LLC	3510 Hudson Ave	\$110,000
		Total:	\$2,149,900
		Median:	\$339,950
Wildwood Crest			
Canal Mary Kate	6210 Ocean Ave 101 LLC	6210 Ocean Ave Un 101	\$835,000
Surovick Michael	Lyons Thomas Aloysius III	112 W Lavender Rd	\$835,000
Whitehead Daniel M	Roddy Bernard	5704 Seaview Ave	\$807,000
Bucolo Cora M	Kh Nj Ventures LLC	122 W Denver Ave	\$575,000
Mazzoni Mark M	Massey Genevieve	5600 Seaview Ave	\$185,000
Young Richard	Mazari Peter	207 E Louisville Ave	\$165,000
		Total:	\$3,402,000
		Median:	\$691,000
Woodbine			
Sally Sean J	Njoroge Moffatt Kimani	252 Oak St	\$27,400
		Total:	\$27,400
		Median:	\$27,400
		Total for Cape May County:	\$113,302,788
		Median for Cape May County:	\$510,000