



**(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 6/5/23-6/11/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Welsh Ws LLC	Rafferty Robert S	4388 Ocean Dr	\$8,499,000
Av18 LLC	Mbj Global LLC	46 E 18Th St	\$6,495,000
		<b>Total:</b>	<b>\$14,994,000</b>
		<b>Median:</b>	<b>\$7,497,000</b>
<b>Cape May</b>			
Menna Frances Lorraine	Stone Bonnie Faith	1003 Saint James Pl	\$875,000
		<b>Total:</b>	<b>\$875,000</b>
		<b>Median:</b>	<b>\$875,000</b>
<b>Dennis Township</b>			
Schick David W	Creamer Theodore M	562 Woodbine Ave	\$425,000
Thron William H Jr	Kelly John P Jr	755 Dennisville Rd	\$350,000
Ahern Stephen F	Pizzillo John J Jr	38 Cedar Dr	\$268,000
Gilliano Diane S Exr	Sala George Della	436 Corson Tavern Rd	\$50,000
		<b>Total:</b>	<b>\$1,093,000</b>
		<b>Median:</b>	<b>\$309,000</b>
<b>Lower Township</b>			
Hoff Richard	Mc Devitt Justin T	987 Tecumseh Rd	\$735,000
Lawler Thomas P III	Richter Haley L	425 Baywyn Rd	\$615,000
Wallace James J	1202 Route 109 LLC	1202-1204 Route 109	\$600,000
Wallace James J	1206 Route 109 LLC	1206-1208 Route 109	\$600,000
Gannon William	Severino Frederick P	801 Holmes Ave	\$585,000
O'Connor Jonathan M	Burke Edward A	12 Arrowwood Ln	\$525,000
Jordan Sean	Piffer Charles	21 Widgeon Way	\$520,000
Dunham Drew	Milligan Justin Lee	938 Honeysuckle Rd	\$499,900
Watson Robert	Miller Zayne L	145 Woodland Ave	\$489,900
Burke Edward A	Hanie Kevin R	6 Thistle Ln	\$470,000
Feulner Frederick P Jr	Palmer Philip John	203 Cardinal Ave	\$450,000
Podson John J	Lmc Rentals LLC	412 Breakwater Rd	\$425,000
Rutledge Thomas	Kope Damaris	303 Suzanne Ave	\$415,000
Plata Jamie Lea	Apw Properties LLC	82 Warwick Rd	\$410,000
Steelman James	Mason Jeffrey R	112 Beechwood Ave	\$397,250
Mc Grorey Kathleen	Stoddard Barry	238 West Hudson Ave	\$360,000
Carey Norman	Wenner Michael	25 Matthews Ave	\$347,000
Moser Marcia L	Jimenez-Riano Bryan Alexis	422 De Soto Ave	\$287,500
Schlarp Patricia	Harris Daniel B Jr	37 Croydon Dr	\$280,000
Doyle Marion Helen	Santalla John	447 Sheridan Blvd	\$265,000
Christensen Terry	Hamilton James M	1706 Woolson Rd	\$263,000
Foster Georg B III	Rohana George	53 Carolina Ave	\$250,000
Murray Maryann	Gil Andres A Ruiz	166 Arbor Rd	\$210,000
Thomas Karl	Gordon James G Jr	5100 Shawcrest Rd	\$18,000
		<b>Total:</b>	<b>\$10,017,550</b>
		<b>Median:</b>	<b>\$420,000</b>
<b>Middle Township</b>			
Cichon John Leon	Carroll Joseph S	133 Meadowview Ln	\$1,275,000
Hamann Kenneth D	Altobelli Louis H Jr	16 South Main St	\$750,000
Renninger Sarah	Rano Thomas A	204 Bay Breeze Blvd	\$650,000
Church Lauren N	Grant John J	42 Siegtown Rd	\$515,000
Murphy Patricia Trus	Pekula Andrea	1102 Tidewater Ave	\$465,000
Dolce Vincent	Church Lauren N	Lot 11, Block 212	\$420,000
Bethel Robert F	Battaglia Ignazio S	28 E Mechanic St	\$350,000
Hamann Kenneth D	Altobelli Louis H Jr	14 South Main St	\$350,000
Sypalis Darius	Bounty Property LLC	37 West 3Rd Ave	\$322,000
Linn Debra A Exr	305 Dias Creek LLC	305 Dias Creek Rd	\$300,000
Greene Danielle N Exr	Plitnick Kevin M	100 Robert M Greene Way	\$280,000
Agr Builders	Angeloni Joseph A	5 Park Ave	\$277,500
Thompson Katherine E	Mahon Thomas Gary	17 Lafayette Ave	\$275,000
Hamilton Brian	Gavin Maureen	4 N 12Th St	\$232,500
Barkat Sabir Trus	Powers Lindsey	900 E Main St	\$227,500
Swagler Roger J	Negron Nicolas	606 Goshen Rd	\$165,000
Hyder Charles E Sr	Camburn Victoria	43 Route 47 North, G-11 Holly	\$70,000
		<b>Total:</b>	<b>\$6,924,500</b>
		<b>Median:</b>	<b>\$322,000</b>
<b>North Wildwood</b>			
Mw Of Wildwood LLC	Nasuti Richard H	115 West 5Th Ave	\$974,000
2Shmoestel LLC	Shellenberger Micahel O	301-309 Ocean Ave Un 112	\$400,000
2Shmoestel LLC	Family Flip Flops LLC	301-309 Ocean Ave Un 312	\$400,000
2Shmoestel LLC	Passio Joseph W	301-309 Ocean Ave Un 202	\$279,000
2200 Atlantic Crcp LLC	Grau Steven	2200 Atlantic Ave	\$260,000
2200 Atlantic Crcp LLC	Di Paolo Francis A	2200 Atlantic Ave Un 308	\$260,000
Miller Marcia I	Sweitzer Victoria A	214 West 11Th Ave	\$252,500
Lydon Michael E	Keller Danielle Nicole	800 Atlantic Ave Un C	\$220,000
		<b>Total:</b>	<b>\$3,045,500</b>
		<b>Median:</b>	<b>\$269,500</b>
<b>Ocean City</b>			
Delong Donna M	Foley Patrick J	1817 West Ave	\$1,650,000
Gullo Robert	Tabasco Joseph	935 Ocean Ave Un 724	\$999,000
Jaussi Christopher W	Panichi Properties LLC	5315 Asbury Ave	\$900,000
Grandizio Elisa R	Sheehan Sharon	Lot , Block	\$815,000
Evans Robert M	Burke Gregory J	333-35 West Ave Un B #335	\$808,000
Mandes Vincent	Moyer-Moore Connie L	4821 23 West Ave Un A	\$805,000
Gummer E Garrett III	Moksha Real Estate Hldgs LLC	921 Park Pl	\$735,000
Pietras Joseph S	Caffrey Matthew J	829 Periwinkle Dr	\$699,999
Hoffert Christopher S	Feery Bridget	435 Ocean Ave Un B	\$690,000
Rakler Beach House LLC	New Vision LLC	433 Ocean Ave Un A	\$645,000
Baker Gloria Anne	Walczak Robert D	1128 Bay Ave Un 4	\$608,000
Fratris Lawrence Admn	Yingst David	3106-08 Wesley Ave	\$589,900
Lergier Gladeline M	Stutzel Kate Charlotte	1027 Ocean Ave Un 17	\$355,000
Mclaughlin Matthew	Skubish Robert	426 Central Ave	\$345,484
Ediger Eric L	Gulati Andrew	13 Mercer Pl	\$310,000
Chimino Cindy	Scott James	Between 7th & 8th Bayfront Slip 5	\$34,000
		<b>Total:</b>	<b>\$10,989,383</b>
		<b>Median:</b>	<b>\$695,000</b>
<b>Sea Isle City</b>			
Kester Gary W	Black Patricia E	354 44Th St	\$1,725,000
Scheier Patricia A	Kester Gary W	248 North 38Th St	\$995,500
Truppelli Loretta	Lawrence Michael B	314 B 56Th St Un B	\$800,000
Cottman Rita M Adm	Mortimer Megan	118 38Th St Un 106	\$490,000
		<b>Total:</b>	<b>\$4,010,500</b>
		<b>Median:</b>	<b>\$897,750</b>
<b>Stone Harbor</b>			
Frantz Kevin	Kosteva John	169 99Th St	\$3,150,000
		<b>Total:</b>	<b>\$3,150,000</b>
		<b>Median:</b>	<b>\$3,150,000</b>
<b>Upper Township</b>			
Stover David	Grant Jordan K	44 Arkansas Ave	\$3,950,000
Rutherford David	Debbi Monica	1731 Shore Rd #110	\$500,000
Scola Carol A Exr	Jacala Jemema M	45 N Sunset Dr	\$419,500
De Luca Anthony J Atty	Root William	100 North Lake Dr	\$125,800
De Scioli Monica M	Plum Richard G	109 Rt 50	\$125,000
Root William W Jr	Walker William J Jr	126 N Lake Dr	\$81,900
		<b>Total:</b>	<b>\$5,202,200</b>
		<b>Median:</b>	<b>\$272,650</b>
<b>West Cape May</b>			
Hey Carolyn	Calastri Karen Marie	6 Landis Ave	\$952,000
		<b>Total:</b>	<b>\$952,000</b>
		<b>Median:</b>	<b>\$952,000</b>

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Seller	Buyer	Property	Price
<b>West Wildwood</b>			
Jacalone Michele C Exr	Jacalone Michele	650 W Maple Ave	\$137,500
230 East Burk Ave LLC	Lollipop Rentals L L C	230 East Burk Ave	\$750,000
Jersey Dev LLC	Johnson Jeremy J	423 W Lincoln Ave	\$610,000
Jersey Dev LLC	Franco Teres	425 W Lincoln Ave	\$599,000
Di Marco Peter	Melchiorre Louis P Jr	300 East Learning Ave Un A	\$585,000
Bernstein Edward M	Persaud Kristopher	124 E Spencer Ave Un 3	\$337,593
Sackett Veann Fulton	Decker William	4701 Susquehanna Ave	\$310,000
		<b>Total:</b>	<b>\$3,329,093</b>
		<b>Median:</b>	<b>\$585,000</b>
<b>Wildwood Crest</b>			
Lomino 401K Trust	Pryszlak Natalia Areta	6210 Ocean Ave Un 106	\$875,000
Paolini Judith A	Colyar James J	202 E St Paul Ave	\$700,000
Arber David J Jr	Sciarra Christopher	132 West Cresse Ave	\$570,000
Thompson Wendy A	Maple Leaf Prop Hldngs LLC	213 E Syracuse Ave	\$435,000
		<b>Total:</b>	<b>\$2,580,000</b>
		<b>Median:</b>	<b>\$635,000</b>
<b>Woodbine</b>			
Dixson Eartha L	VoncolIn Eldon R Jr	182 Webster St	\$165,000
		<b>Total:</b>	<b>\$165,000</b>
		<b>Median:</b>	<b>\$165,000</b>
		<b>Total for Cape May County:</b>	<b>\$67,327,726</b>
		<b>Median for Cape May County:</b>	<b>\$430,000</b>