



**(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 6/26/23-7/2/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Stefanowicz Family Real Estate Trust	Bastian Matthew J	213 57Th St	\$5,350,000
Bell Bruce D Exr	Rcs 2011 Irrevocable Trust	177 59Th St	\$4,495,000
Purkiss Richard Jr Trus	Selig William S	424 7Th St	\$3,180,000
		<b>Total:</b>	<b>\$13,025,000</b>
		<b>Median:</b>	<b>\$4,495,000</b>
<b>Cape May</b>			
Jersey Dev Group LLC	Yocco Michael	1217 Vermont Ave	\$1,780,000
Broadway Beach Inc	Kennedy John	211 S Beach Ave Un 1	\$555,000
		<b>Total:</b>	<b>\$2,335,000</b>
		<b>Median:</b>	<b>\$1,167,500</b>
<b>Cape May Point</b>			
Saulino Steven M	411 Cambridge Ave LLC	411 Cambridge Ave	\$1,650,000
		<b>Total:</b>	<b>\$1,650,000</b>
		<b>Median:</b>	<b>\$1,650,000</b>
<b>Dennis Township</b>			
Housing And Urban Dev	Paynter Thomas Jr	182 Chestnut St	\$150,000
Hennessey John T	Aguirre Tammy M	225 Horse Shoe Curv	\$86,700
		<b>Total:</b>	<b>\$236,700</b>
		<b>Median:</b>	<b>\$118,350</b>
<b>Lower Township</b>			
Goldberg Norman J	Diluca Anthony M	2 Beverly Rd	\$860,000
Lane Ramon	87 Rose Lane LLC	15 Newport Dr	\$605,000
Kocis William T III	Ursino Liborio J III	202 Linda Anne Ave	\$580,750
De Feo Mary T	Hk Villas LLC	50 Birch Rd	\$485,000
Mc Irvin Margaret A	Irar Trust	2986 Bybrook Dr	\$475,000
Madonna Antoinette	Fay Jennifer	305 Beechwood Ave	\$440,000
Valeno Joseph	Elwakad Aly H	25 Cape Woods Rd	\$432,000
Sykes David A	Silcox Mark	102 Teal Ave	\$350,000
Harrison Dawn Exr	Restored Investments LLC	407 Bryant Ave	\$300,000
Peters Theodore H	Gibbons Michael J	104 Langs Ave	\$289,900
Lee Wai N	Moy Olivia	208 W Drumbed Rd	\$185,000
Czajkowski Arthur	Avallone Frank	Shawcrest Rd Boat Slip B22	\$10,000
		<b>Total:</b>	<b>\$5,012,650</b>
		<b>Median:</b>	<b>\$436,000</b>
<b>Middle Township</b>			
Fhm Properties LLC	Hgc Stone Harbor LLC	837 Rt 9N	\$4,728,400
Speigel Daniel	Byrne Casey	21 Sand Castle Dr	\$725,000
Bhatt Veebha	Primavera Leigh	308 Aberdeen Way	\$490,000
J C M Dev LLC	Bvg Associates Lp	18 Avalon Blvd	\$420,000
Stewart Buddy	Dole Adam	23 N 14Th St	\$385,000
Earle Brian	Zheng Hui	9 Cresse St	\$355,000
Kennedy Sarah L	Loeffler Robert S	1556 N Route 9	\$342,500
Witalec Edmund C	Goodroe Mai	205 Holly Dr	\$310,000
Campanella Albert Adm	Peterson Joseph H	1038 Rt 47 S	\$180,000
Middle Twp	Staten Dahshauyn Green	507 Langston St	\$110,000
Middle Twp	Bebis Daniil	408 W Anna St	\$41,200
		<b>Total:</b>	<b>\$8,087,100</b>
		<b>Median:</b>	<b>\$355,000</b>
<b>North Wildwood</b>			
Fisher Mark J	Pfeiffer Christopher	224 E 20Th Ave	\$1,530,000
Kridlow Michael F Exr	Schubert Gregory	119 E 11Th Ave	\$707,500
802 New York Avenue LLC	National Rev 8 LLC	200 W 8Th Ave	\$500,000
Piro Kathryn D	Mucci Jenna	1704 New York Ave	\$435,000
Garrity Eileen	Ovelman Mary	107 109 W 16Th Ave	\$405,000
2200 Atlantic Crcp LLC	Contino Carl	2250 Atlantic Ave	\$380,000
		<b>Total:</b>	<b>\$3,957,500</b>
		<b>Median:</b>	<b>\$467,500</b>
<b>Ocean City</b>			
5 Larks LLC	2 East Belfast LLC	2 East Belfast Rd	\$2,450,000
Keim Donald	Miniman Jonathan	409 Gull Rd	\$2,250,000
Kuntz Darren J	Spinelli Debra	4330-32 Central Ave Un B	\$1,800,000
Sellers Janet B	Deannuntis Bernard J Jr	853 North St	\$1,750,000
Step One-Pinnacle Const Mgmt LLC	Louis Adam C	18 Garfield Pl	\$1,725,000
Doumaux Stuart	Penna Peter	72 Walnut Rd	\$1,600,000
3940-42 Central Avenue LLC	Grosso Michael A	3940-42 Central Ave 2Nd Fl	\$1,595,000
625 Bay Ave LLC	Seravalli Francis C	625 Bay Ave	\$1,570,000
3940-42 Central Avenue LLC	Smith Charles Warner III	3940-42 Central Ave 1St Fl	\$1,537,245
636 Shore Investments LLC	Richardson Mark	711 7Th St	\$1,495,000
Venetianer Todd	Smelter Scott Douglas	5322 Central Ave Un 5322	\$1,330,000
Stratton Richard A	Moore Timothy	5048 50 West Ave	\$975,000
Sexton Michael P	Rjgbv LLC	41 West Ave	\$779,900
3 Young Sons LLC	Spatz Gregory A	100-02 11Th St Un A	\$775,000
Gallaher Joan R	Caldwell Kimberlie	823 Second St Fl 1	\$767,250
Gallagher Keith P	Cacciatore Jean Marie	1407 Pleasure Ave	\$750,000
Huck Kathryn E	Cunningham Glenn P Jr	860 Delancey Pl	\$715,000
Gibbons Gerald W Jr	Ryan Rosemary	5205 West Ave	\$633,333
Dixon Charlotte M	Minnix Edward	813 Periwinkle Dr	\$580,000
Capitanos Janet L	Merlini Suzanne	3045 West Ave	\$475,000
Sheehan Sharon	Fredrick Anne	1241 Bay Ave Rear	\$400,000
Articolo-Raab Anna	Schleicher Carl	719 11Th St	\$340,000
Pilarz Kathleen A	Russo Robert A	870 7Th St Un 412	\$318,000
Minnix Edward	Ang Steven T	Lot 1, Block 3506	\$300,700
Ballerino Eileen A	Ramin David Michael	3563 Bay Ave	\$300,000
Gallagher Maurice M	Cipolla Catherine A	416 W Surf Rd	\$288,000
		<b>Total:</b>	<b>\$27,499,428</b>
		<b>Median:</b>	<b>\$777,450</b>
<b>Sea Isle City</b>			
Mcilvaine Wanda Lee	J C M Dev LLC	133 37Th St	\$1,800,000
Moerman John T Jr Trus	Albright Kathleen	8609 Landis Ave	\$999,999
Schimpf Christopher	Keil Steve	5604 Landis Ave	\$465,000
		<b>Total:</b>	<b>\$3,264,999</b>
		<b>Median:</b>	<b>\$999,999</b>
<b>Stone Harbor</b>			
Con Sisters Serv Of The Imm Heart Of Mary	D & G Shore Inv LLC	11200 Second Ave	\$3,595,000
Rjgvb LLC	Roam Ralph Edward	2732 34 West Ave Un B	\$1,250,000
		<b>Total:</b>	<b>\$4,845,000</b>
		<b>Median:</b>	<b>\$2,422,500</b>
<b>Upper Township</b>			
Ruff Jerry D	Di Giamberardino John	11 Anchorage Ave	\$350,000
Canderan Christopher R	Penrose Steven R	421 Dennisville Petersburg Rd	\$349,900
Thomas Kathleen	Coslop Cesare	86 Point Rd	\$110,000
Sarmento Dominic J	Byrnes Mark R	42 South Lake Dr	\$77,100
		<b>Total:</b>	<b>\$887,000</b>
		<b>Median:</b>	<b>\$229,950</b>
<b>West Cape May</b>			
Iwan Lori E Trus	Sehdev Harish Mohan	740 Maple Ave	\$1,495,000
Brophy & Martin Dev LLC	Jj Family Enterprises LLC Series	600 West 26Th St	\$1,243,800
		<b>Total:</b>	<b>\$2,738,800</b>
		<b>Median:</b>	<b>\$1,369,400</b>
<b>West Wildwood</b>			
Martin Donald	Donato Carl A Jr	626 W 26Th Ave	\$1,800,000
		<b>Total:</b>	<b>\$1,800,000</b>
		<b>Median:</b>	<b>\$1,800,000</b>

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Continued from left

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<b>West Wildwood</b>			
Martin Donald	Donato Carl A Jr	626 W 26Th Ave	\$1,800,000
		<b>Total:</b>	<b>\$1,800,000</b>
		<b>Median:</b>	<b>\$1,800,000</b>
<b>Wildwood</b>			
Neary Joseph Sr	Dodsuweit Dean T	701 W Montgomery Ave	\$799,999
Lopez Pedro P	Casa 115 LLC	115 W Glenwood Ave	\$780,000
Costello-Murray Patricia A	Cloud Carolyn	303 E Magnolia Ave	\$680,000
Powell Christopher J	Wiese Gordon	401 W Leaming Ave Un 200	\$520,000
Yanni Diane Adm	Murphy Sean	422 W Hand Ave	\$499,000
Sahu Sharad	Warley Michael	5301 Ocean Ave	\$390,000
Bednar Jason	Mcbride Francis J Jr	5201 Ocean Ave	\$365,000
Kdm Holdings Group LLC	Marino Brian	117-119 E Garfield Ave Un D	\$190,000
		<b>Total:</b>	<b>\$4,223,999</b>
		<b>Median:</b>	<b>\$509,500</b>
<b>Wildwood Crest</b>			
7700Atlantic LLC	Mowery Andrew D	7700 Atlantic Ave	\$950,000
Amato Frank R	Krupak Robert T Jr	7504 Ocean Ave	\$790,000
Jju Properties LLC	Mowery Andrew D	7704 Atlantic Ave	\$750,000
Black Douglas A	Barron Paul William	5901 Atlantic Ave Un 102	\$584,900
Dartmouth Group LLC	Mcwhirr Andrea	6109 Atlantic Ave Un 309	\$284,000
Dartmouth Group LLC	Riley Richard	6109 Atlantic Ave	\$280,000
Dartmouth Group LLC	Butler Christopher H	6109 Atlantic Ave	\$280,000
Dartmouth Group LLC	Appleton Gregory	6109 Atlantic Ave	\$274,000
Dartmouth Group LLC	Huss Robert Leslie	6109 Atlantic Ave	\$249,000
Dartmouth Group LLC	Purcell Mildred	6109 Atlantic Ave	\$249,000
Lahart Janine M	Mc Bride Joseph Murray Jr	5600 Seaview Ave Un 26	\$190,000
		<b>Total:</b>	<b>\$4,880,900</b>
		<b>Median:</b>	<b>\$280,000</b>
<b>Woodbine</b>			
Dolly Carl Thomas Adm	Craver Chester R Jr	237 Calhoun Ave	\$80,000
		<b>Total:</b>	<b>\$80,000</b>
		<b>Median:</b>	<b>\$80,000</b>
		<b>Total for Cape May County:</b>	<b>\$84,524,076</b>
		<b>Median for Cape May County:</b>	<b>\$510,000</b>