



**(610) 842-4780**

**Bryan R. Cogliano, CFP®**

**1031 Tax-Free Exchange  
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**Property Transfers Recorded in County Clerk's Office between 7/3/23-7/9/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Cep Dev LLC	Bridges Mikal	481 7Th St	\$6,660,000
Ford Helene J	Fay Christopher	133 27Th Ave	\$2,800,000
Kosten Ludwikqa A Est	271 70Th St LLC	271 70Th St	\$2,775,000
Falcone Joan Est	Paone Mary Catherine	653 Ocean Dr	\$2,200,000
Conrad James R	Feinstein Mark B	178 25Th St	\$2,150,000
Montgomery Theresa A Adm&C	Gehman Erin Gehman	1451 Ocean Dr	\$990,000
		<b>Total:</b>	<b>\$17,575,000</b>
		<b>Median:</b>	<b>\$2,487,500</b>
<b>Cape May</b>			
Lawrence A Pray Builders Inc	Bonner John J Jr	932 Columbia Ave	\$2,499,999
Rosenberg Eleanor B Est	Mc Gowan Daniel John	263 Grant St	\$1,000,000
		<b>Total:</b>	<b>\$3,499,999</b>
		<b>Median:</b>	<b>\$1,749,999</b>
<b>Dennis Township</b>			
Gibson John C	Kocis William T	19 Woodside Dr	\$140,000
		<b>Total:</b>	<b>\$140,000</b>
		<b>Median:</b>	<b>\$140,000</b>
<b>Lower Township</b>			
Saliba William A	Libstaff Zachary	3 Thistle Ln	\$540,000
Bailey Kimberly A	Vadorsky Leonard J Jr	322 Linda Anne Ave	\$500,000
Knapp Mary E	Cluff Daniel W Iv	217 Deborah St	\$475,000
Schlosbon Katharine	Hickey Denise A	209 Maryland Ave	\$449,500
Rizzo Samuel	Sutorius Matthew	203 W Greenwood Ave	\$400,000
Bailey Michael G	Fallucca-Faone Michelle A	115 Beachurst Dr	\$378,000
Nautilus Innovations LLC	Pittman Riever Properties LLC	217 Oak Ave	\$350,000
Mckenzie Matthew	Makel Edmund	11 Vermont Ave	\$340,000
Price Ross Allan	Bireley William S	24 Birch Rd	\$275,000
Vanderwende Peggy A Est	Hofbrau Mgmt Corporation	501 Whildam Ave	\$230,000
Whaler'S Cove Inc	Burgin John Paul Michael	214 Linda Anne Ave	\$200,000
		<b>Total:</b>	<b>\$4,137,500</b>
		<b>Median:</b>	<b>\$378,000</b>
<b>Middle Township</b>			
Viens Michael R	Hunt Kimberly Ann	118 Aberdeen Way	\$499,000
Havens Milton P	Mc Clatchy Timothy R	1007 Augusta Ct	\$491,500
Mahoney William J Trus&C	Schiavi William	205 Saint Andrews Dr Un D1	\$440,000
Hanna Nagy K Exr	Langstaff Jeanette	7 Romney Pl East	\$425,000
Nemeth Joshua S	Alicea Freddie	795 Goshen Rd	\$370,000
Conroy Shane Braden	Harris Angelia	101 Cochran St	\$333,500
Cunningham Swainton Llp	3 Swainton LLC	3 Swainton Goshen Rd	\$225,000
Youmans Kevin	Eastern Real Estate LLC	6 North 8Th St	\$116,900
Flynn Thomas A III Trus	Matricardi Christine	43 Route 47 North Un K23	\$37,500
		<b>Total:</b>	<b>\$2,938,400</b>
		<b>Median:</b>	<b>\$370,000</b>
<b>North Wildwood</b>			
Davis Quentin D	Watson Christopher	409 Central Ave	\$1,090,000
Cogliano Robert A	Boroweic Barbara	2301 Seaboard Cir	\$888,000
Mansfield Mark	Flatiron Realestate LLC	401 West 19Th Ave	\$725,000
Stengel David	O'Shea Kevin	232 East 17Th Ave	\$710,000
Doris Joseph	Web 212 LLC	205 North New Jersey Ave	\$650,000
2Shmoestel LLC	Cloke Denise	301-309 Ocean Ave Un 213	\$289,000
2Shmoestel LLC	Sweeney Maryanne	301-309 Ocean Ave Un 104	\$269,000
2200 Atlantic Crp LLC	Hw Investments LLC	2200 Atlantic Ave Un 203	\$260,000
Deeley Richard	Di Renzo Daniel	221A Allen Dr	\$209,000
		<b>Total:</b>	<b>\$5,090,000</b>
		<b>Median:</b>	<b>\$650,000</b>
<b>Ocean City</b>			
V2 Properties Entity 7 LLC	Anderson Property Rentals LLC	1205 Wesley Ave	\$2,080,000
Palavage Drew	Nilsen James	163 Ocean Rd	\$999,000
Weiss Joseph P	Cerrato Alexander	305 Battersea Rd 2Nd Fl	\$908,000
Bernick Dr LLC	1333 West LLC	1333 A & B West Ave	\$800,000
Under The Boards LLC	Lin Family Plaza LLC	846 Central Ave	\$780,000
Michener John S	Patterson Susan M	337 Ocean Rd	\$760,000
King George R	Shoemaker Dane	15 Genoa Ct	\$560,000
Shoemaker Dane	Kaser Paul	105 Breton Ct	\$485,750
Barone Giuseppina	Carpenter Joseph S	12 35Th St #6	\$327,500
Parsons Charles J Est	Bunnell Emilie	42 Sunnyside Ct	\$273,334
		<b>Total:</b>	<b>\$7,973,584</b>
		<b>Median:</b>	<b>\$770,000</b>
<b>Sea Isle City</b>			
Adeli Jeffrey	Gordon Michael	139 55Th St North Un B	\$999,000
		<b>Total:</b>	<b>\$999,000</b>
		<b>Median:</b>	<b>\$999,000</b>
<b>Stone Harbor</b>			
Con Sist Srvnts Of The Imm Heart Of Mary	115 112Th St Stone Harbor LLC	115 112Th St	\$5,250,000
Jet Family Properties LLC	Shnj Investments LLC	149 105Th St	\$4,000,000
		<b>Total:</b>	<b>\$9,250,000</b>
		<b>Median:</b>	<b>\$4,625,000</b>
<b>Upper Township</b>			
Raffa Andrew C Jr Ptnr&C	Benson Marc D Trus	Lot 1 C-001, Block 822	\$1,850,000
Ford Philip M	Osborn Dennis	3 Wyndom Way	\$775,000
Trexler James J	Trexler Jessica D	38 Corson Tavern Rd	\$98,000
		<b>Total:</b>	<b>\$2,723,000</b>
		<b>Median:</b>	<b>\$775,000</b>
<b>West Cape May</b>			
McClellan Daniel	Tiracorda Jill	130 Eldredge Ave	\$1,500,000
Dinan Jennifer Fritz	Di Antonio Michael A Jr	132 Pearl Sreet	\$799,000
		<b>Total:</b>	<b>\$2,299,000</b>
		<b>Median:</b>	<b>\$1,149,500</b>
<b>West Wildwood</b>			
504 & 510 West Maple Avenue LLC	Chambers Scott	504 W Maple Ave	\$250,000
		<b>Total:</b>	<b>\$250,000</b>
		<b>Median:</b>	<b>\$250,000</b>
<b>Wildwood</b>			
Gambotto Luis A	Gilligan Patrick W	819 Turtle Gut Cir	\$959,000
Sullivan Robert	Caramanico Daniel	5202 Arctic Ave Un A	\$565,000
Daddona James David	Beyers Robert John	426 W Hand Ave Un 301	\$510,000
Wray Alice A	Crager Desiree	3007 Park Blvd	\$220,000
		<b>Total:</b>	<b>\$2,254,000</b>
		<b>Median:</b>	<b>\$537,500</b>
<b>Wildwood Crest</b>			
Tirello Melanie A	Kh Nj Ventures LLC	214 E Columbine Rd	\$1,420,000
Wildwood Crest Dev LLC	Jenkins Walter S	106 E Fern Rd Un N106	\$999,000
Hauser Liane	Shields Douglas	7701 Atlantic Ave Un 310	\$927,500
Yoder William L	Notte Gerald J	9401 Atlantic Ave	\$895,000
Jenkins Walter S	Mac Donald Bridget Colleen	140 W Cresse Ave	\$710,000
Dartmouth Group LLC	Marks William P	6109 Atlantic Ave Un 309	\$279,000
		<b>Total:</b>	<b>\$5,230,500</b>
		<b>Median:</b>	<b>\$911,250</b>
<b>Woodbine</b>			
Vennel Justin	Ciabatoni Joshua	1121 Webster St	\$330,000
		<b>Total:</b>	<b>\$330,000</b>
		<b>Median:</b>	<b>\$330,000</b>
		<b>Total for Cape May County:</b>	<b>\$64,689,983</b>
		<b>Median for Cape May County:</b>	<b>\$550,000</b>