



(610) 842-4780

Bryan R. Cogliano, CFP®

**1031 Tax-Free Exchange  
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**Property Transfers Recorded in County Clerk's Office between 12/26/22-1/1/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Strohmeier Douglas E	Ocean 42 LLC	302 42Nd St	\$3,995,000
		<b>Total:</b>	<b>\$3,995,000</b>
		<b>Median:</b>	<b>\$3,995,000</b>
<b>Cape May</b>			
Tillman Irvin C	Overstory Lane LLC	34 Gurney St	\$3,700,000
Wilson Ronald L Trust	Grubb Dennis G	927 Seashore Bridge Rd	\$695,000
		<b>Total:</b>	<b>\$4,395,000</b>
		<b>Median:</b>	<b>\$2,197,500</b>
<b>Lower Township</b>			
Corea Paul M	Grace Christopher J	9 Arthurs Court	\$580,000
Stoler Susan	Tallent Matthew	603 Wayne Ave	\$434,700
Anderson Althea M Adm	Valerio Bryan	210 Amhurst Rd	\$300,000
		<b>Total:</b>	<b>\$1,314,700</b>
		<b>Median:</b>	<b>\$434,700</b>
<b>Middle Township</b>			
Axelsson Dennis	Bright Samuel R	828 Goshen Rd	\$350,000
O'Hara William J Jr	Union League Ntl Golf Club LLC	16 Holly Knoll Dr	\$350,000
Middle Twp	Bethel Cmdmt Chrch Of Nj Inc	210 S George St	\$80,400
Cape May County Sheriff	Shore Mgmt Co Of Del Valley Ii Inc	201 Pershing Ave	\$64,000
Middle Twp	I&G Bldg LLC	3 Leslie Ave	\$30,300
Middle Twp	Bocchicchio Patrick	800 Spaulding St	\$26,900
Middle Twp	Aquilino Kimberly	57 Cochran St	\$19,200
Middle Twp	I&G Bldg LLC	E Anna St	\$15,000
Middle Twp	Altobelli Louis	5 W Anna St	\$13,000
		<b>Total:</b>	<b>\$948,800</b>
		<b>Median:</b>	<b>\$30,300</b>
<b>North Wildwood</b>			
802 New York Ave LLC	Bell Dennis	202 West 8Th Ave	\$450,000
Palilonis George J Jr	Stecklair Dylan	2104 New York Ave #1R	\$317,000
		<b>Total:</b>	<b>\$767,000</b>
		<b>Median:</b>	<b>\$383,500</b>
<b>Ocean City</b>			
Kuehnle Edward C Ii	Mcclintock John P	1410 Pleasure Ave	\$2,700,000
Gujral Meghna	910 Ocean Oc LLC	910C Ocean Ave	\$1,850,000
Edginton Ryan	Doyles Land And Bldg LLC	2145 West Ave	\$1,775,000
Colace Filindo	300 Atlantic Oc LLC	300-02 Atlantic Ave	\$1,550,000
Harvey William F	1426 Wesley Oc LLC	1426 A&B Wesley Ave	\$1,350,000
10Th & Asbury LLC	Fruit Freezz Ocean City LLC	1000 Asbury Ave	\$699,000
Emens Gerald J Ii	Queripel Christine	4608-10 West Ave	\$689,000
Greene Damon	Collopy Sharon L	329-31 Simpson Ave	\$678,000
Mvp Interiors LLC	Vecchio Daniel	701 Plymouth Place	\$535,000
M H C Properties LLC	803 East 8Th St LLC	803 E 8Th St	\$275,000
		<b>Total:</b>	<b>\$12,101,000</b>
		<b>Median:</b>	<b>\$1,024,500</b>
<b>Stone Harbor</b>			
Barbuti Barbara A Trust	Shc 107 LLC	270 107Th St	\$2,850,000
		<b>Total:</b>	<b>\$2,850,000</b>
		<b>Median:</b>	<b>\$2,850,000</b>
<b>Upper Township</b>			
Swenk Enterprises LLC	Mhc Whippoorwill Rv LLC	800 Route Us 9 South	\$1,525,974
Camp Robert T III	Simonson Jonathan C	223 Laurel Dr	\$399,750
Whippoorwill Cmpgrnd Inc	Mhc Whippoorwill Rv LLC	138 Townsend Rd	\$384,708
Bradley Edward T	Lester Michelle	29 W Katharine Ave	\$359,900
		<b>Total:</b>	<b>\$2,670,332</b>
		<b>Median:</b>	<b>\$392,229</b>
<b>West Cape May</b>			
Williams Anna L	Delany Robert E Jr	316 Second Ave	\$640,000
		<b>Total:</b>	<b>\$640,000</b>
		<b>Median:</b>	<b>\$640,000</b>
<b>Wildwood</b>			
Makayla Props LLC	Stankiewicz Eric	232 East Lincoln Ave	\$550,000
Oceanfirst Bank N A	Augsberger Ksenia	104 E Maple Ave	\$500,000
Us Bank Trust N A Trust	Lyons Annemarie	329 West Andrews Ave	\$217,900
Pulomena John A	Decker Michael H	213 E Davis Ave	\$120,000
Ghanaim Raja	Decker Michael H	213 E Davis Ave	\$31,500
		<b>Total:</b>	<b>\$1,419,400</b>
		<b>Median:</b>	<b>\$217,900</b>
<b>Woodbine</b>			
Foley James	Andrews Keri	5600 Seaview Ave	\$195,000
Wenner Lois	Porreca Paul	280 Poplar Ave	\$52,500
		<b>Total:</b>	<b>\$247,500</b>
		<b>Median:</b>	<b>\$123,750</b>
		<b>Total for Cape May County:</b>	<b>\$31,348,732</b>
		<b>Median for Cape May County:</b>	<b>\$417,225</b>