



(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 8/28/23-9/3/23

Seller	Buyer	Property	Price
Avalon			
Chorin Meghan Eileen	4435 Investments LLC	4435 Fourth Ave	\$4,750,000
Patricia A Irish Rev Trust	Bianco James	763-765 Sunrise Dr	\$4,000,000
Welsh Thomas J Jr	Smith Jacob	684 Sunrise Dr	\$3,500,000
Smith David W	Mahoney James	177 80Th St	\$699,000
		Total:	\$12,949,000
		Median:	\$4,000,000
Cape May			
Town Bank Manor LLC	Town Manor Hldgs LLC	620 Town Bank Rd	\$11,150,000
Davis Alessandra	Egan Erin	3 S Lafayette St Un 2	\$1,575,000
Callinan Suzann Exr	Sandy Shoes LLC	501 Beach Ave	\$310,000
		Total:	\$13,035,000
		Median:	\$1,575,000
Dennis Township			
Smith Ronald F Jr	Jf Builders Inc	1334 Route 83	\$315,000
Repici Anthony A	Barksdale Walter R Iii	363 Head Of The River Rd	\$221,000
Beato Adrienne	Lawless-Neufer Jacqueline	220 Horseshoe Curve	\$56,900
		Total:	\$592,900
		Median:	\$221,000
Lower Township			
Mckeaney Michael P	Schneider John E	108 W Richmond Ave	\$740,000
Salasin Robert	Paci David	246 West New Jersey Ave	\$570,500
Brackin Jacqueline L	Meade Frank	39 Cape Woods Rd	\$565,000
Greiner Kristen L	Finlayson Matthew J	112 Haverford Ave	\$461,000
Burns Denise J Exr&C	Gohagan John K	2708 Bay Drive	\$395,000
Hauptman Margaret Trust&C	Nl Martucci Props LLC	127 Bay Ave	\$375,000
Napoli Anthony	Colon Angel Miguel	21 Bentz Ave	\$335,000
Good Terrence L	Juarez Reynaldo S Garcia	946 Carol Ave	\$315,000
Richman Robert J Jr	Richman Robert J Sr	926 Eldredge Ave	\$300,000
White William Exr	Yarwasky Randy	119 W Tampa Ave	\$289,000
Bavuso Daniel Exr	Di Filippis Donna	Shawcrest Rd	\$14,000
		Total:	\$4,359,500
		Median:	\$375,000
Middle Township			
Louise Savilla Baehr Rev Trust	Neill William	116 West Woodland Ave	\$740,000
Norris Richard	Lowe Edward Garner	222 Hand Ave	\$500,000
Garber Steven A Exr	Leonard Penelope H Trust	13 Winding Way	\$419,900
Cjh LLC	Spagnuola Stephen F	819 Goshen Rd	\$405,000
Greene-Smith Stacy D	Corona Mayra Guinto	615 W Wiley St	\$340,000
Musmul LLC	Dimitrov Teodor	9 Bucknell Ave	\$250,000
749 Dias Creek Rd LLC	Juarez Leonel Garcia	749 Dias Creek Rd	\$245,000
Lawn Muscle LLC	Casey David S	1202 New Jersey Ave	\$155,000
Tran Thanh Huyen	Krause Andrea Ann	35 Rt 47 South	\$47,500
Canal John	Fortunato Justin	43 Route 47 North	\$37,500
		Total:	\$3,139,900
		Median:	\$295,000
North Wildwood			
Johnson Donald A	Bescript John	415 E 11Th Ave	\$875,000
Riotto Leonard	Di Liberto Molly Sullivan	232 E 17Th Ave Un D	\$715,000
Wildwood Glass Co Inc	Luna Nj Investments LLC	2505 New Jersey Ave	\$650,000
Glazier Robert Scott	Washuta Timothy S	539 East 9Th Ave	\$355,000
		Total:	\$2,595,000
		Median:	\$682,500
Ocean City			
Ocean Front Dev Gr LLC	Summers Grady K	1417 Ocean Ave	\$3,800,000
Jolin Properties LLC	Howell Elwood R	3237 Bay Ave	\$1,800,000
Carosiello Rachel D	Hatton Andrew B	2754-56 Asbury Ave	\$1,300,000
Ark 18 LLC	Pleier Kurt	3131 Central Ave	\$1,200,000
Burman Michael	Mahoney Andrew M	706 Battersea Rd	\$861,000
White Pamela G	Lowry Andrew W Jr	850 Third St	\$855,000
Winnberg Thomas A	Nestor James	500 Bay Ave Un 203N	\$730,000
Cape May County Sheriff	424 West Ave LLC	424 West Ave	\$581,000
Rowan Daniel A	Godin Amy L	322 Boardwalk Un 706	\$553,750
Strulson Consulting LLC	Cullen Joseph	3400 Central Ave	\$370,000
		Total:	\$12,050,750
		Median:	\$858,000
Sea Isle City			
Scharnagl Dale L	Ryan Joseph A	7705 Central Ave	\$760,000
Ryan Carol D	Satanoff Deborah A	3948 Landis Ave	\$225,000
		Total:	\$985,000
		Median:	\$492,500
Upper Township			
Brock Scott A	Dicicco Joseph	5 Lexington Ct	\$639,250
Baumgarten Debra L	Meyer David Nathan	30 Dennisville Petersburg Rd	\$301,600
Dietz Arlene L Est	6410 Black Horse Pike LLC	2 E Katharine Ave	\$250,000
Campisi Darcy	Elmwood Developers LLC	44 B Tuckahoe Rd	\$145,000
Smith Patricia Anne	Plata Jamielea	191 Route 50	\$118,000
		Total:	\$1,453,850
		Median:	\$250,000
West Cape May			
Joblin Arthur	Tennenbaum Matthew	156 Stevens St	\$999,999
		Total:	\$999,999
		Median:	\$999,999
West Wildwood			
Merola Michael J	K S R Buildingmgmt LLC	3902 Susquehanna Ave	\$710,000
36 Capital LLC	Merlino Anthony	732 W Maple Ave	\$150,000
		Total:	\$860,000
		Median:	\$430,000
Wildwood			
Clancy Thomas P	Peffley David A Sr	501 West Cresse Ave	\$3,200,000
Donato Carl A	Paolini Thomas	403 West Tacony Rd	\$1,100,000
Lopez Pedro	Mehr David	316 Montgomery Ave	\$570,000
Salerno Anthony	Botbyl Amy	312 East Hand Ave	\$242,000
Alap Hldgs LLC	Caputo Frank	313 E Glenwood Ave	\$155,000
		Total:	\$5,267,000
		Median:	\$570,000
Wildwood Crest			
Nolan Tessie Marie	De Pascale Joseph	7801 Pacific Ave	\$785,000
Mcmullen Judith	Camaplan	8401 Atlantic Ave	\$540,000
Gatenby Susan Atty&C	Marino Michael	115 W Newark Ave	\$525,000
L&I Rental LLC	Higginbotham Daniel	314 West Cresse Ave	\$425,000
Dartmouth Gr LLC	Ocean Blue 3 LLC	6109 Atlantic Ave	\$280,000
Dartmouth Gr LLC	Vinciguerra Anthony	6109 Atlantic Ave	\$279,000
Dartmouth Gr LLC	Marnell Kevin	6109 Atlantic Ave	\$262,000
Dartmouth Gr LLC	Randazzo Katherine	6109 Atlantic Ave	\$249,000
		Total:	\$3,345,000
		Median:	\$352,500
Woodbine			
Mg Real Estate Dev LLC	Slp Ventures LLC	713-717 De Hirsch Ave	\$275,000
Rossi Andrew J Jr	Haley Kim L	167 Juniper St	\$55,000
		Total:	\$330,000
		Median:	\$165,000
		Total for Cape May County:	\$61,962,899
		Median for Cape May County:	\$422,450