



**(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 9/25/23-10/1/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Clarke Edward J	37th Street Developers LLC	151 37th St	\$2,700,000
Welsh Thomas J Jr	Schiano Jerry	395 20th St	\$2,500,000
Carbohn David	2389 Ocean Drive LLC	2389 Ocean Dr	\$2,200,000
Mc Devitt Patricia M	Meagher Michael	403 7th Ave	\$2,200,000
Honer Charlotte P	Peterman John C	2117 Fouth Ave	\$950,000
		<b>Total:</b>	<b>\$10,550,000</b>
		<b>Median:</b>	<b>\$2,200,000</b>
<b>Cape May</b>			
Peterson James	Doherty Donna	1005 Stockton Ave	\$2,375,000
Phucas Megan L	Wilson William G III	1307 Beach Ave	\$630,000
		<b>Total:</b>	<b>\$3,005,000</b>
		<b>Median:</b>	<b>\$1,502,500</b>
<b>Cape May Point</b>			
Sj Design Group LLC	Goldner Herman	303 Brainard Ave	\$2,400,000
Meloni Ferinand J	Liddle Mary Susan	507 E Lake Dr	\$2,085,000
		<b>Total:</b>	<b>\$4,485,000</b>
		<b>Median:</b>	<b>\$2,242,500</b>
<b>Dennis Township</b>			
De Bello Mario A	Smith Peter B Jr	189 Head Of The River Rd	\$211,000
Hrd Holdings LLC	Dr Horton Inc - New Jersey	5 Hawks Ridge Ln	\$145,000
Esposito James M	Lord Charles	7 Church Rd	\$100,000
Aman Lawrence J	Jones Robert E	309 Holly Dr	\$81,800
Greco Anthony R	Exler David S	312 Whistle Stop Rd	\$45,000
		<b>Total:</b>	<b>\$582,800</b>
		<b>Median:</b>	<b>\$100,000</b>
<b>Lower Township</b>			
Stephens James D	Delorenzo Robert M	228 E Memphis Ave	\$765,000
Loftus Kevin J	Schantz Timothy W li	902 Ocean Dr	\$692,500
Cornell Marketing LLC	Crosman Edward C	9907 Seapointe Blvd Un 112	\$637,500
Essmann Jayne	Gervase Robert J	28 Canterbury Way	\$547,000
Cluff Daniel Iv	Kripfgans Katherine	217 Deborah St	\$527,500
Axelsson Elsa Est	Smith Nikki	738 Shunpike Rd	\$480,000
Cardia Leo Joseph Exr	Knight Christine	614 Adratic Ave	\$475,000
Gass Adrienne H	Cordova Lis Han	4 Ibis Place	\$430,000
Hewett Carol L	Belcher Will Preece	9 W Florida Ave	\$425,000
Brennan Mary Jo	Jones Jacqueline S	311 Shadeland Ave	\$375,000
Mc Kenna Michael J	Zurzola John A	14 Beachurst Dr	\$345,000
Cmcnjre LLC	Walker Robert	205 Orchard Dr	\$335,000
Hamm Daniel G	Keay James Samuel Jr	203 Arizona Ave	\$319,900
Djd Capital Group LLC	104 Columbia St LLC	104 Columbia St	\$167,713
Gray Rita	Pittman Riever Props LLC	413 E Saint Johns Ave	\$165,000
Urcinoli Gregory M	Rosauri Carlo	Shawcrest Rd, Boat Slip Un B2	\$24,000
		<b>Total:</b>	<b>\$6,711,113</b>
		<b>Median:</b>	<b>\$427,500</b>
<b>Middle Township</b>			
Panichelli Dawn	Stefurak Stephan	1011 St Andrews Dr	\$640,000
Riemenschneider James	Parsons Jaye L	1003 August Ct	\$589,000
Smith Taylor	Schenck William	40 Cynwyd Dr	\$574,800
De Wald Michael	Horton Gregory William	801 Steel Rd	\$545,900
Sbraga Deborah L	Darrah Kimberly Ann	6 Sand Dollar Dr	\$510,000
Schwemmer Craig	Noll Brian E	29 Eldredge Ave	\$430,000
Murray Nancy K Exr	Ziegler David Emanuel	6 Jenny Dr	\$425,000
Seabrook Mary E	Whitesell Thomas R	111 Hand Ave	\$300,000
Leslie C Bass Trust	Corolla LLC	Lot 39 & 40, Block 9	\$97,000
		<b>Total:</b>	<b>\$4,111,700</b>
		<b>Median:</b>	<b>\$510,000</b>
<b>North Wildwood</b>			
Crouse Raymond	Little Thomas S Jr	1749 East 8th Ave	\$1,550,000
Marsh Kevin James	Reese'S Properties LLC	2115 Surf Ave Un A	\$925,000
Williams Regina L Est	Capino Gregory F Sr	201 E 21st Ave	\$830,000
Copenhaver Mary Jane Est	D'Ambrosio John F	120 E 24th Ave	\$750,000
O'Donnell Lawrence	Nau Joshua S	437 W 16th Ave Un 9	\$640,000
422 E 16th Ave Lp	Mc Cafferty Kevin	422 E 16th Ave Un 104	\$395,000
		<b>Total:</b>	<b>\$5,090,000</b>
		<b>Median:</b>	<b>\$790,000</b>
<b>Ocean City</b>			
Westrick William R Sr Trus	3300 Wesley LLC	3300-3302 Wesley Ave	\$2,600,000
Elcon Custom Homes LLC	Kasinski John	2 Arkansas Ave	\$2,375,000
V2 Properties Entity 7 LLC	Jryps Realty LLC	2616 West Ave	\$1,575,000
V2 Properties Entity 7 LLC	Sia And Leah LLC	Lot 15, Block 2604	\$1,575,000
Monteleone James F	Berenato Charles Jr	1202 Ocean Ave 2nd Fl	\$1,560,000
Jester Anne Z Est	O'Mara William Jr	843 Saint Charles Pl	\$1,500,000
Sarcione Anthony	Robert Coste Inc	507 23rd St	\$1,500,000
Martag Inc	1200 Asbury LLC	1200 A B C Asbury Ave	\$1,260,000
Mchenry Steven T	Matthews Robert	3534 Asbury Ave	\$1,250,000
Debra A Kayata Revocable Trust	Prabhu Revocable Trust	2545-47 Haven Ave	\$1,245,000
Rosmini Joseph Trus	Mcmahon Thomas J	2301 West Ave	\$999,900
Elicker John E Jr	Powers Brian P	5112-14 Haven Ave	\$975,000
Blaylock William Todd	Higgins Charles B	1233B West Ave	\$935,000
Boswell Tracy Anne Fein	Guerrieri Douglas R	3520-22 Asbury Ave	\$890,000
Moore Margaret M Adm	De Angelis John Joseph Jr	2541 Haven Ave	\$834,000
Sherry James P	Hartley Gregory Joseph	4429-31 West Ave	\$801,000
Mcclure Dennis E	Sharkey Patrick	717 Fourth St	\$750,000
Buch David L	Graham Gary L	322 Boardwalk	\$725,000
Graham Gary L	Buch David Lee	322 Boardwalk	\$685,000
Hannon Catherine Adm	Spangler Kurt Alan	336-338 Bay Ave Un 303	\$615,000
Delcioppo John	Marley Timothy	10 Esat 10 East 11th St (2nd Fl)	\$507,500
Rath Leonard G	Nash Oc-Eight Props LLC	8 Sconset Ct	\$470,000
Degaetano Frances Marie	Lucia Joseph J	501 First St	\$460,000
Schumacher Joan Mick	Leigh Thomas John	135D Central Ave #4	\$410,000
Molette Dennis	Louis Adam C	Btwn 7th & 8th Bayfront, Slip C-4	\$36,000
		<b>Total:</b>	<b>\$26,533,400</b>
		<b>Median:</b>	<b>\$935,000</b>
<b>Sea Isle City</b>			
53rd Street Partners LLC	Dagrosa Anthony M Iv	23 53rd St	\$2,525,000
Redfern Ocean LLC	Bailey Ryan	115 77th St East Un	\$1,995,000
Mc Cauley Joyce A	Kwapinski Peter S	4478 Venicean Rd	\$1,800,000
Bowman Robert A Est	Minnick Joseph	130 36th St Un B	\$1,750,000
Schroyer Dolores A	Mathews Troy Landreth	134 45th St East	\$1,675,000
Kirlin Ryan P	Houchins Christopher I	140 75th St	\$622,500
Nuzzo Margaret M Trus	Satanoff Robert	3918 Landis Ave	\$225,000
		<b>Total:</b>	<b>\$10,592,500</b>
		<b>Median:</b>	<b>\$1,750,000</b>
<b>Stone Harbor</b>			
Dandra LLC	122 92nd Street LLC	122 92nd St	\$10,137,500
Sealuke LLC	Murabito John M	10208 Second Ave	\$4,825,000
Kalogris Michael	Amato Corinne E	256 105th St	\$4,150,000
Thinnes Geraldine H	Beck Richard Michael Jr	247 89th St	\$2,260,000
Thomas Marie E	Welsh Thomas J Jr	283 85th St	\$2,100,000
Boyce Amy Allen	Breth David T	245 109th St	\$2,000,000
Abate Joseph J	Hintze Philip	317 83rd St Un 13	\$970,000
		<b>Total:</b>	<b>\$26,442,500</b>
		<b>Median:</b>	<b>\$2,260,000</b>
<b>Upper Township</b>			
Stankiewicz Joan	Birdsall Keith R	12 Evergreen Dr	\$560,000
Brennan Sheila M	Smith Charles	37 Evergreen Dr	\$500,000
M & J Gardner LLC	Kinney Sarah	600 Stagecoach Rd	\$389,000
Breunig Veronica	Beningo Jacques L	15 Saint Andrews Pl	\$388,000
Talarico Mark R Exr	Ives Michael Joel	2371 Route 50	\$225,000
		<b>Total:</b>	<b>\$2,062,000</b>
		<b>Median:</b>	<b>\$389,000</b>

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# Property Transfers Recorded in County Clerk's Office between 9/25/23-10/1/23

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Seller	Buyer	Property	Price
<b>West Cape May</b>			
Hubert J Christopher	101 Sunset Boulevard LLC	101 Sunset Blvd	\$1,225,000
		<b>Total:</b>	<b>\$1,225,000</b>
		<b>Median:</b>	<b>\$1,225,000</b>
<b>Wildwood</b>			
Clark Robert V Sr Trus	Firestone David L	5201 Ocean Ave Un 2008	\$560,000
Browne John J	Catapano Joe	5201 Ocean Ave	\$415,000
It Core Solutions LLC	Pietropinto Frank A Jr	215 East Burk Ave Un 1	\$320,000
Rams Investments LLC	Nowakowski David	140 East Burk Ave	\$285,000
		<b>Total:</b>	<b>\$1,580,000</b>
		<b>Median:</b>	<b>\$367,500</b>
<b>Wildwood Crest</b>			
Gabel James E	Altman Brian	312 E Monterey Ave	\$900,000
Burgin Linda	Cicala Daniel	119 W Columbine Rd	\$896,000
Bucciarelli & Pitera LLC	Blsghq LLC	6007 & 6011 New Jersey Ave	\$894,025
Hand Margaret	Fishnailer LLC	114 E Stockton Ave	\$500,000
Dartmouth Group LLC	Kluck Robert	6109 Atlantic Ave	\$465,000
Dartmouth Group LLC	Carrasquillo Alexis	6109 Atlantic Ave Un 313	\$270,000
L & I Rental LLC	Frye Deborah Anne	Lot 44, Block 4	\$265,000
Dartmouth Group LLC	Barbaro Michelle	6109 Atlantic Ave	\$255,100
		<b>Total:</b>	<b>\$4,445,125</b>
		<b>Median:</b>	<b>\$482,500</b>
<b>Woodbine</b>			
Firstkey Mstr Fndng 2021-A Coll Trust	Lord Tiffany	270 Old Tuckahoe Rd	\$228,000
Swanson Robert	Sepulveda Miguel Jr	222 Maple Ave	\$60,000
		<b>Total:</b>	<b>\$288,000</b>
		<b>Median:</b>	<b>\$144,000</b>
		<b>Total for Cape May County:</b>	<b>\$107,704,138</b>
		<b>Median for Cape May County:</b>	<b>\$633,750</b>