



(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 10/2/23-10/8/23

Seller	Buyer	Property	Price
Avalon			
Turtle Rock East LLC	Shamrock 42 LLC	481 42nd St	\$4,400,000
Stammen Benjamin	Hickey Lynda J	891 21st St	\$3,150,000
Keyser Brian K	Vento Steven J	319 41st St	\$2,212,500
Brandell Robert P	Ercole Robert M	269 29th St	\$1,859,000
		Total:	\$11,621,500
		Median:	\$2,681,250
Cape May			
Fite Robert	Homebody Rentals LLC	933 Sewell Ave	\$1,050,000
Nj Cape Properties LLC	Hoff Richard J Jr	1006 Washington St	\$950,000
		Total:	\$2,000,000
		Median:	\$1,000,000
Dennis Township			
Smith Paulette	Rehak Joshua	Reading Rd Un 175	\$184,000
Hotchkiss Robert William Exr	Campbell Christopher A	47 Little Mill Rd	\$50,000
		Total:	\$234,000
		Median:	\$117,000
Lower Township			
Caplan Ronald L	Freeman Charles F	2727 Bay Dr	\$3,300,000
Rohe Bernard	Wtw Broadway LLC	9601 Atlantic Ave Un 102	\$1,095,000
Katzianer Edward J	Loftus Kevin	902 Ocean Dr Un 1008	\$960,000
Lisowski Antoinette M	Dang Lynn	718 Pacific Ave	\$850,000
Ellis William M Jr	St Pierre Michael	9901 Seapointe Blvd Un 200	\$460,000
Bruce Robert	Stonier Joann Catherine	204 Arbor Rd	\$365,000
Palek Glenn R	Rippert David	208 Texas Ave	\$342,500
Edwards Laura M	Salasin Robert	121 BRdway	\$315,000
Digugelielmo Francis K	Mailloux April L	647 Seashore Rd	\$299,000
Schramm Pamela	Bosna Andrew E	211 Langs Ave	\$262,275
Fitzpatrick Joseph M	Fitzpatrick Joseph M	105 E Weber Ave	\$173,277
Villamor Teresa Ann	Mc Dermott Karen Elaine	425 Sandalwood Rd	\$168,750
Brady Brian	Property Hub Nj LLC	341 E Miami Ave	\$120,000
Kane Marguerite E	Brown Margaret	25 Ellery Rd	\$60,000
		Total:	\$8,770,802
		Median:	\$328,750
Middle Township			
Kelly Builders Inc	Valeriano Nicholas	769 Stone Harbor Blvd	\$1,100,000
Tierney William	307 Stone Harbor Crossing LLC	51 Egret Trl	\$995,000
Scalise Joseph Anthony	Aragamo Delon	203 Moon Bay Ct	\$685,000
Handel Lynn Katz Est	Kellaway Christopher	8 N 6th St	\$525,000
Rossner Kyle J	Ristine-Burnley Cynthia	463 Rt 47 N	\$501,000
Carman Scott C	Eiding Joan T	19 Centennial Dr	\$470,000
Rhinesmith Donald B	Rhinesmith Richard B	7 Meridian Ln	\$325,000
Palatucci Francis A	Montalvo Juan Alarcon	212 Joffre Ave	\$285,000
Groff Mary E	Corson Rebecca L	1469 Burleigh Ave	\$250,000
St Stephens Af Meth Ep Church Inc	Kw Dreams Properties LLC	2008 U S 9 S	\$250,000
Poillon Peter	Harvatt Anthony John li	413 Hand Ave	\$200,000
Mc Daniel Margaret A	Gavin Michael	15 S 4th Ave	\$200,000
Jordan Elaine M Trus	Anderson Jennifer L	102 Walsh Ave	\$189,000
Cape May County Sheriff	Z Property Mgmt LLC	210 Reeves St	\$152,000
Middle Twp	Alston Irene	W Main St	\$26,200
Middle Twp	Golden Dew Drop LLC	507 Newark Ave	\$18,000
Trask Mary Ann	Purdy Augustus L Iv	585 Stone Harbor Blvd	\$15,000
		Total:	\$6,186,200
		Median:	\$250,000
North Wildwood			
Mcgettigan Joseph P	Baldwin Charles J	1710 Central Ave	\$810,000
Manz William E Jr	Panella Anthony John	706 Ocean Ave Un C	\$799,700
Carson Elisha	Orange Nicole	219 W 14th Ave	\$625,000
Mw Of Wildwood LLC	Klacik John T	426 W 19th Ave	\$553,000
Hall Of Fame Home Buyers LLC	Hawley Philip Edward	127 E 23rd Ave	\$540,000
Griffiths Alfred J	Rosati Joseph	100 E 17th Ave Un 301	\$500,000
Dolan Frank	Sessa Mark	638 West Pine Ave Un 102	\$461,000
Fegley Richard D	Mattio Anthony J	1800 Ocean Ave Un 510	\$345,000
Footit Steven P	3 Dees At 110 LLC	106 W Spruce Ave Un 203	\$338,000
		Total:	\$4,971,700
		Median:	\$540,000
Ocean City			
Seaside Ventures LLC	Giaconia Victor	524 W Surf Rd	\$2,550,000
Charles J Cristella Rev Trust	White Daniel A	1 Leyte Ln	\$2,450,000
Middleton William G	Sabbia LLC	315 First St	\$1,500,000
Whale Beach Builders LLC	Lysinger Donald Jr	725 Simpson Ave	\$1,262,000
Leary Michael John	Stone Mark Howard	1420 Ocean Ave Un B	\$1,120,000
Elgawly Michael	Norris Thomas Bradford Jr	841 3rd St	\$950,000
Lysinger Donald Jr	E S Krantowitz-Levy Rev Trust	1323 Wesley Ave Un B	\$800,000
Lysinger Donald Jr	Jay S Levy Revocable Trust	1323 Wesley Ave Un B	\$800,000
Fischbach Frederick A	Cassidy Brian	2952 West Ave #1	\$775,000
Henry David	Tammaro Meggan	711 2nd St 2nd Fl	\$685,000
Bonfiglio Marc A	Pittman Riever Properties LLC	3708 Westminster Ln	\$540,000
Procopio Joseph	Piper Properties F415 LLC	719 E 11Th St Un 415	\$349,000
Schneider Kim S	Jordan William P Jr	831-35 Atlantic Ave	\$285,000
Richardson Laura B	Cessna Holdings 309 LLC	807 8th St	\$160,000
Earl Lilly Inc	Lilly John Earl	200-202, 206 11th St	\$13,000
		Total:	\$14,239,000
		Median:	\$800,000
Sea Isle City			
Tabit Linda B	1090 Realty Lp	8601 Pennsylvania Ave	\$2,875,000
Garruto Edward	Cogdill Ryan L	121 67th St West	\$1,250,000
Petroski Thomas J	Petroski Nicholas W	114 33rd St 1st Fl Un A	\$900,000
Pilkington Joan D	Canuso Thomas A	3500 Boardwalk Un 617 N	\$830,000
		Total:	\$5,855,000
		Median:	\$1,075,000
Stone Harbor			
Gill Corinda	Bassett Roger L	B-22 Bower Ct	\$715,000
		Total:	\$715,000
		Median:	\$715,000
Upper Township			
Rank Brian S	Mc Kernan John	119 Butter Rd	\$365,000
Zeits Matthew A	Bailey Thomas	547 Route 49	\$349,900
Polko Michael	Mellace Charlotte	516 S Shore Rd	\$32,000
		Total:	\$746,900
		Median:	\$349,900
West Wildwood			
Capital Property Holdings LLC	Jordan Joseph	634 West Maple Ave	\$420,000
		Total:	\$420,000
		Median:	\$420,000
Wildwood			
Makayla Properties LLC	Lepo Andrew	118 West Rio Grande Ave	\$575,000
145 E Rio Grande 103 LLC	Xibos Robert J	145 Rio Grande Ave	\$495,500
Warren Anthony	Gallina-Deluca Helen	5201 Ocean Ave Un 8007	\$445,000
Orlando Anthony J	Pawar Sanjay	Shawcrest Rd Boat Slip #34	\$30,000
		Total:	\$1,545,500
		Median:	\$470,250
Wildwood Crest			
Venuto Angelo	Nocella William	8302 Pacific Ave	\$665,000
Dartmouth Group LLC	Decker Jeffrey	6109 Atlantic Ave Un 401	\$290,000
Dartmouth Group LLC	Anticev Lynda Marie	6109 Atlantic Ave Un 204	\$271,000
Cunningham Andrew	Verna Joseph	307 E Stanton Rd	\$225,000
Quinn David J	Miles Thomas A	6701 Atlantic Ave Un 108	\$215,000
		Total:	\$1,666,000
		Median:	\$271,000
Woodbine			
Sipes Charles	Sloan Mark	150 Ivy St	\$55,600
		Total:	\$55,600
		Median:	\$55,600
		Total for Cape May County:	\$59,027,202
		Median for Cape May County:	\$465,500