



(610) 842-4780

Bryan R. Cogliano, CFP®

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Property Transfers Recorded in County Clerk's Office between 11/6/23-11/12/23

| Seller | Buyer | Property | Price |
|------------------------------|--------------------------------|------------------------------------|---------------------|
| Avalon | | | |
| Renzi Anthony N | Riddler Jay S | 161 31st St | \$4,450,000 |
| Green Thomas H Est | Carapucci William P Jr | 214 60th St | \$3,300,000 |
| Bilotta Nicholas J Trus | Charlton Paul Joseph Trus | 5188 Dune Dr | \$3,010,000 |
| Granito Karen L | Welsh Thomas J Jr | 53 W 26th St | \$2,500,000 |
| Post Marinanci Exr | Welsh Thomas J III | 2059 First Ave | \$2,050,000 |
| | | Total: | \$15,310,000 |
| | | Median: | \$3,010,000 |
| Cape May | | | |
| Cottage By The Sea LLC | Day Dennis A | 1420 New Jersey Ave | \$3,850,000 |
| Conwell Bruce B Jr Exr | Bonora Scott D | 1207 New York Ave | \$1,510,000 |
| Tatum Bruce | 230 Grant St Cape May Nj LLC | 230 Grant St | \$1,400,000 |
| Salmieri John D | 101 South LLC | 101 S Lafayette 1-B | \$710,000 |
| | | Total: | \$7,470,000 |
| | | Median: | \$1,455,000 |
| Dennis Township | | | |
| Miller Arlene Exr | Messick Carl Z | Lot , Block | \$889,000 |
| Voegtlin Andrew J | Bay Christopher | 664 N Rt 47 | \$385,000 |
| Bruno Anthony John | Craver Chester R Jr | 2067 Rte 9 | \$225,000 |
| Sottile Edmond Jr | Haberman Harold | 150 Malcolm Dr | \$80,000 |
| Curcio Mario J | Prickett Owen Thomas | 1703 Rt 47 | \$65,000 |
| Dougherty Andrew Chuck | Dougherty Frank C Est | 200 Petersburg Rd | \$10,000 |
| | | Total: | \$1,654,000 |
| | | Median: | \$152,500 |
| Lower Township | | | |
| Kaeser Robert M | Wittig Larry A | 502 Beechwood Ave | \$1,700,000 |
| Rizzo Rita Exr | Sea Haven Delaware Ave LLC | 710 Delaware Ave | \$557,500 |
| Marine Technical Inc | Guzman Maria H | 1122-1124 Rt 109 | \$510,000 |
| Mc Gill Joan A | Klinge Peter | 8 Mimosa Dr | \$470,000 |
| Lagares Daniel | Cannone Kathryn | 102 Ellery Rd | \$462,500 |
| Mulhearn Dennis | Salsin Robert | 502 Fern Rd | \$400,000 |
| Venturini Anna P Est | Sunray Beach LLC | 54 Heron Way | \$399,000 |
| Dillon James J Exr | Ridge Jill | 104 Ellery Rd | \$350,000 |
| Todd Joseph S Jr | Wadlow James Morgan | 603 Gorham Ave | \$316,000 |
| Poserina Edward J | Beatty Gregory | 16 Birch Rd | \$285,000 |
| New Jersey State | Njhr1 LLC | 3315 BayShrd Rd | \$255,000 |
| Hcf Properties LLC | Kasulanis Charles Michael | 210 Langs Ave | \$251,000 |
| | | Total: | \$5,956,000 |
| | | Median: | \$399,500 |
| Middle Township | | | |
| Shoaf Gerald H | Cronk Ray W li | 807 Stone Hbr Blvd | \$980,000 |
| Piratzky Thoms J | Marshall Thomas Christopher | 2 Tally-Ho Rd | \$629,900 |
| D R Horton Inc-New Jersey | Donohue James Michael | 15 E Atlantic Ave | \$502,789 |
| Byrne Casey | Sherwood Barry Jr | 106 Timothy Ln | \$499,000 |
| Robodi L L C | Ottens View LLC | 8 Vlg Dr | \$349,350 |
| Hill Jeanne Marie | King Theodore | 302 Joffre Ave | \$290,000 |
| Stix And Stones Mgmt LLC | Clancy Kevin | 12 N 15th St | \$210,000 |
| Shivers Nancy Lee | Lyjaf Holding LLC | 347 Rt 47 South | \$200,000 |
| La Corte Nanette L | Lugo Veronica R | 33 BayShr Rd | \$130,000 |
| | | Total: | \$3,791,039 |
| | | Median: | \$349,350 |
| North Wildwood | | | |
| Seneca Stephen Ronald | Pilarcik Justin J | 500 East 14th Ave | \$999,900 |
| Cedar Oak Dev LLC | Burns Michael P | 444 E 2nd Ave | \$940,000 |
| 101 E Walnut RE Ventures LLC | 100 E Walnut RE Ventures LLC | 100 E Walnut | \$586,000 |
| Iacono Raffaella | O'Donnell Mark | 122 W 17th Ave | \$507,000 |
| Dolan Brianna | Duffy John | 402 East 25th Ave | \$459,900 |
| Chiu Shing | Miller Susan | Lot 7, Block 226 | \$280,000 |
| Turs Ellen J | Dorman David R li | 501 Ocean Ave Un 305 | \$260,000 |
| Duffy John J | Ruggieri Christopher | 405 Ocean Ave | \$255,000 |
| | | Total: | \$4,287,800 |
| | | Median: | \$483,450 |
| Ocean City | | | |
| Walton Terrence L | Greene William | 318 E Atlantic Blvd | \$6,000,000 |
| Diamante Homes LLC | Resch Matthew Thomas | 322 Seabright Rd | \$2,900,000 |
| Central Ave Alleyoop LLC | Borah Thomas | 38 W Tenth St | \$2,812,500 |
| Lcs Glenwood LLC | Caruso Matthew | 1914 Glenwood Dr | \$2,767,050 |
| Jerrett Jack E | 121 Wesley Rd Rev Living Trust | 121 Wesley Rd | \$1,550,000 |
| Coyle Linda | Forte Ventures LLC | 1044 46 Bayfrot Un 1044 | \$1,475,000 |
| Padula Ronald M | Hickey John | 12 Summer Ct | \$1,325,000 |
| Borah Thomas | Jk Car Wash LLC | 2525-27 Central Ave - 2nd Fl | \$1,200,000 |
| Greene Robert | Villani Nicholas | 3013 Central Ave 1st Fl | \$1,175,000 |
| Thomas Dolores M | 3501-03 West LLC | 300 35th St/3501 West Ave | \$1,150,000 |
| Resch Matthew Thomas | Paolizzi Dean | 2307-09 Simpson Ave Un 2 | \$999,900 |
| Mc Dowell Sarah L | Zerbe Robert | 717 19 Central Ave Un A #917 | \$999,900 |
| 27 Spruce Road LLC | V2 Properties Entity 7 LLC | 27 Spruce Rd | \$999,000 |
| Patrick Patricia M | Oceans Tide LLC | 227 229 Ocean Ave | \$910,000 |
| Kasinski John E Jr | Miosi Joanne M | 1725-27 Asbury Ave Un A #1725 | \$797,000 |
| Rosman Harvey M | Ocean City Dev Group LLC | 2037 Haven Ave | \$715,000 |
| Senico Margaret L | Del Viscio John T | 1032-34 Simpson Ave Un A #1032 | \$700,000 |
| Whitaker Brent L | Jenner Brett Andrew | 501 15th St 1st Fl Un A | \$699,900 |
| Burke Evelyn R | Collier Norman S | 3029-31 Simpson Ave South Un | \$699,000 |
| Hotham James | Mc Nichols William | 56 58 W 55th St | \$635,000 |
| Esposito Toni-Ann | Sakellaris Will | 129 S Inlet Dt | \$585,000 |
| Killiam Diane | Muth Ronald E | 200 Bay Ave Un 302 | \$410,000 |
| Lihou Christine | Mcelhenney Christopher E | 719 11th St Un 517 | \$360,000 |
| Briglia Jesse J | Jilly'S LLC | 900 Ocean Avr Un 405 | \$250,000 |
| V2 Properties Entity 7 LLC | Yhsea LLC | 100-10 Bay Ave | \$100,000 |
| | | Total: | \$32,214,250 |
| | | Median: | \$999,000 |
| Sea Isle City | | | |
| Moccia Ria C | Parr Carson | 5904 Landis Ave Un 202 | \$875,000 |
| | | Total: | \$875,000 |
| | | Median: | \$875,000 |
| Upper Township | | | |
| Bunting Robert R | Clark Alexandra | 9 Dawn Rd | \$340,000 |
| Georgio Joseph C | 1481 Stagecoach LLC | 1481 Stagecoach Rd | \$330,000 |
| Hkh Partners LLC | Padula Marta | 70 School House Ln438. | \$109,313 |
| Porter Jon Michael | Porter Erin Elizabeth | 37 California Rd | \$87,500 |
| Nicolucci Roseanne Trus | Gaspari Michael | 23 Bank Rd | \$79,800 |
| | | Total: | \$946,613 |
| | | Median: | \$109,313 |
| Wildwood | | | |
| 237 Juniper Ljkq LLC | Kay Eric | 239 E Juniper Ave | \$589,000 |
| Jm Nj Investments LLC | Anna Angelo Bilios LLC | 5209 New Jersey Ave | \$569,500 |
| Deeney Thomas A | Eldred Brian | 248 E Baker Ave | \$550,000 |
| Sunquest Property Srvs LLC | Rojo Nicole | 113 W Baker Ave | \$545,000 |
| Silvano Mark A | Stokes Ryan | 229 E Lincoln Ave | \$505,000 |
| Sunnydaze Shore Rentals LLC | Davies Rosemarie | 425 West Oak Ave | \$490,000 |
| Parker Stephanie Exr | Nelson Kenneth T Sr | 209 E Hildreth Ave | \$450,000 |
| Pfeifer Brian | Bleazard Caryn | 406 West Bennett Ave | \$440,000 |
| Sunquest Property Srvs LLC | Gibney Ryan Ronald | 111 W Baker Ave | \$332,110 |
| Spiotto Ernest | Hanna Capital LLC | 308 W Pine Ave | \$300,000 |
| Bohonyi Michael A | Borisov Ivo | 5001 Atlantic Ave Un 2 | \$289,000 |
| | | Total: | \$5,059,610 |
| | | Median: | \$490,000 |
| Wildwood Crest | | | |
| Malatesta Charles S | Finnigan Robert | 406 E Miami Ave | \$1,610,000 |
| Kh Nj Ventures LLC | Malatesta Charles Sisto | 407-409 E Miami Ave | \$1,250,000 |
| Ferraro Matthew J | Lank Eric J | Lot 1, Block 95.02 | \$675,000 |
| Zambino Anthony J | Pruscino Giuseppe A | 200 E Plam Rd Un 102 | \$635,000 |
| Kh Nj Ventures LLC | Adams Andrew C | 204 E Primrose Rd Un 105 | \$387,000 |
| Dartmouth Group LLC | Fraraccio John | 6109 Atlantic Ave | \$274,000 |
| | | Total: | \$4,831,000 |
| | | Median: | \$655,000 |
| | | Total for Cape May County: | \$82,395,312 |
| | | Median for Cape May County: | \$547,500 |