



**(610) 842-4780**

**Bryan R. Cogliano, CFP®**

**1031 Tax-Free Exchange  
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**Property Transfers Recorded in County Clerk's Office between 10/23/23-10/29/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Devon Road 189 Av LLC	Manning David	189 76th St	\$4,050,000
Leisenring Preston D	Behr Evan	13 W 12th St	\$3,400,000
Van Niel Jeffrey C	Dallasjaj LLC	229 71st St	\$3,010,000
		<b>Total:</b>	<b>\$10,460,000</b>
		<b>Median:</b>	<b>\$3,400,000</b>
<b>Dennis Township</b>			
Simonson Lauren V Trus	Marcantuno Michelle	Iron Horse #33	\$52,800
Laughlin Michael W Jr	Logan Brian C	Sante Fe Trl #299	\$51,200
Zanger Henry R	Vitale John	117 Iron Horse Rd	\$50,200
		<b>Total:</b>	<b>\$154,200</b>
		<b>Median:</b>	<b>\$51,200</b>
<b>Lower Township</b>			
Yacht Avenue Shack Ii LLC	Doc Box Hacienda LLC	902 Ocean Dr Un 245	\$1,895,000
Commensalibus LLC	Llj Investments Nj LLC	5101 Shawcrest Rd	\$800,000
Marchie John	Carlozzi Lorraine	614 Pacific Ave	\$710,000
D'Angelo Robert M	Husband Joan	300 E Raleigh Ave	\$620,000
Hannigan Vincent M Jr	Bayer Nicole Marie	300 ChamPln Dr	\$450,000
Donovan Richard C Est	Richter Kathleen	405B E Raleigh Ave	\$379,000
Green Randolph J	Lmc Rentals LLC	3 Wildwood Ave	\$350,000
N L Martucci Properties LLC	Gregorio Felix	127 Bay Ave	\$290,500
Mccoy Jason	Hill Bernadette	201 E Bates Ave	\$250,000
		<b>Total:</b>	<b>\$5,744,500</b>
		<b>Median:</b>	<b>\$450,000</b>
<b>Middle Township</b>			
James V Spatola III Rev Trust	Piasecki Ronald E	102 Moon Bay Ct	\$675,000
Mc Cormick Maureen T	Mb Resorts LLC	25 Wynndemere Ct	\$435,000
Upscale Graphics LLC	Shoaf Gerald H	1 Lafayette Ave	\$339,999
Mailloux April L	Venturini Albert	38 Susan Ln	\$299,000
Durst Patrica M	Bailey Ernesto A Jr	107 Timothy Ln	\$165,000
		<b>Total:</b>	<b>\$1,913,999</b>
		<b>Median:</b>	<b>\$339,999</b>
<b>North Wildwood</b>			
Hsbc Bank Usa Ntl Asso Trus	Ana Mgmt Company Inc	2102 Seaboard Cir Un B1	\$557,550
422 E 16th Ave Lp	Deering James A	422 E 16th Ave Un 103	\$390,000
Roussis John D	Severino Stephen	1800 Ocean Ave Un 211	\$345,000
		<b>Total:</b>	<b>\$1,292,550</b>
		<b>Median:</b>	<b>\$390,000</b>
<b>Ocean City</b>			
Ocean City Dev Group LLC	Budget Systems LLC	912 Delancey Pl	\$2,150,000
Mc Caffrey Eugene J	Barr John J	5615 Central Ave 1st Fl	\$2,100,000
V2 Properties Entity 7 LLC	Vile Daniel J	2309-11 Central Ave 1st Fl	\$1,700,000
130-36 West LLC	Mullins Keith	130 West Ave	\$1,620,000
Donahue Edward F III Trus	Gordon Brett	1537 39 Central Ave Un B #1539	\$1,400,000
2837 Wesley Avenue LLC	M A Scully 2019 Irr Trust	2837 Wesley Ave Un 3	\$1,350,000
Nelson Mildred E	Wagner David J	806 08 Fourth St Un A #806 Fl 1	\$1,200,000
Carson Gregory T	Camardo Shane	5416 Bay Ave	\$983,000
Mcmanamy Michael	Eckman Christian T	316-18 Roosevelt Blvd Un 2	\$725,000
Conte Michael A Sr	Ioakimidis Lazaros	935 Ocean Ave Un 512	\$599,900
Krzaczek Joseph W	Krzaczek Robert	357 Asbury Ave #59	\$550,000
Wright Brody D	Novak Jeffrey	115 South Inlet Dr	\$459,000
Patton Brian	Kline Gregory	816 Delancey Pl	\$425,000
		<b>Total:</b>	<b>\$15,261,900</b>
		<b>Median:</b>	<b>\$1,200,000</b>
<b>Sea Isle City</b>			
Primavera Mary Anne Exr	Anderson Carl Gerhard III	317 46th Pl	\$2,750,000
Vandergeest Joseph L	Dustin Laricks LLC	138 49th St	\$1,800,000
Karwowski Louise Est	Petroski Thomas	220 43rd St	\$1,328,000
Fisher Daniel	Dowling David	3400 Landis Ave	\$720,000
		<b>Total:</b>	<b>\$6,598,000</b>
		<b>Median:</b>	<b>\$1,564,000</b>
<b>Stone Harbor</b>			
Hksn Holdings LLC	113 Realty LLC	252 89th St South Un Aka Un 2	\$2,039,000
Haldeman Pauline E Trus	Williams Eliot D	10911 Third Ave	\$1,575,000
		<b>Total:</b>	<b>\$3,614,000</b>
		<b>Median:</b>	<b>\$1,807,000</b>
<b>Upper Township</b>			
Rosie Glasses Inv LLC	Magill Teresa M	19 W Mapleshade Ln	\$500,000
Erichsen Kimberly	Rizzuto Robert V Jr	37 Allendale Rd	\$412,000
		<b>Total:</b>	<b>\$912,000</b>
		<b>Median:</b>	<b>\$456,000</b>
<b>West Cape May</b>			
Hustler Dawn	J C M Dev LLC	718 Grand Ave	\$235,000
		<b>Total:</b>	<b>\$235,000</b>
		<b>Median:</b>	<b>\$235,000</b>
<b>West Wildwood</b>			
Wagner Michael D	D'Amico Peter	209 O Ave	\$500,000
		<b>Total:</b>	<b>\$500,000</b>
		<b>Median:</b>	<b>\$500,000</b>
<b>Wildwood</b>			
Howard Lawrence D	3900 Atlantic Avenue LLC	244 E Spicer Ave	\$2,290,000
Howard Lawrence D	3900 Atlantic Avenue LLC	236 E Spicer Ave	\$2,290,000
Getsingers LLC	Charliam LLC	400 E Maple Ave	\$985,000
Depiano Cheryl Trus	Patel Nikhul	234 E Roberts Ave	\$935,000
Bennett At The Beach LLC	Haskins Tyler	205 E Bennett Ave Un 1	\$600,000
237 Juniper Ljkq LLC	Deccio Pasquale	236 E 26th Ave Un 236	\$579,000
Olas Jennifer	Johnson Tracey	225 E Rio Grande Ave Un 100	\$570,000
Makayla Properties LLC	Hegarty Michael P Sr	118 West Rio Grande Ave Un 1	\$525,000
Howard Lawrence D	3900 Atlantic Avenue Lc	237 E Spencer Ave	\$500,000
Rivera-Lemus Porfiria B	Gordon Jennifer	101 E Oak Ave	\$435,000
Mcmillan John Iv Trus	Patel Rajiv	4104 Atlantic Ave	\$416,000
Spencer Brian M	Becker William A	415 W Hildreth Ave Un 1W	\$407,017
Andalis Anthony	Gontowski Alison	3003 Hudson Ave	\$382,000
Berry Robert	Magnolia Investments Nj LLC	330 E Magnolia Ave	\$375,000
Mccarry Christine B	Wible Kathleen	323 W Cresse Ave Un A	\$290,000
Merlino Anthony	Mon Mer Lo LLC	207 East Andrews Ave	\$225,000
4 Boys By The Sea LLC	Neiman Kelly	5001 New Jersey Ave	\$224,900
		<b>Total:</b>	<b>\$12,028,917</b>
		<b>Median:</b>	<b>\$500,000</b>
<b>Wildwood Crest</b>			
Nocella William	Mc Court Francis A	7503 Pacific Ave	\$1,275,000
Pietropaoli Nancy	Bero Victor E	6002 Seaview Ave	\$689,999
Refactor Re Inv LLC	Simpkins Samuel	5600 Atlantic Ave	\$670,000
		<b>Total:</b>	<b>\$2,634,999</b>
		<b>Median:</b>	<b>\$689,999</b>
<b>Woodbine</b>			
Imsenik Joseph E	Walton Robert J	260 Oak St	\$35,000
		<b>Total:</b>	<b>\$35,000</b>
		<b>Median:</b>	<b>\$35,000</b>
		<b>Total for Cape May County:</b>	<b>\$61,385,065</b>
		<b>Median for Cape May County:</b>	<b>\$570,000</b>