



**(610) 842-4780**

**Bryan R. Cogliano, CFP®**

**1031 Tax-Free Exchange  
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**Property Transfers Recorded in County Clerk's Office between 12/4/23-12/10/23**

Seller	Buyer	Property	Price
<b>Avalon</b>			
310 70th St LLC	7 Mile Bay LLC	310 70th St	\$9,850,000
Breslin Robin Walker Exr	J3 Residential Ii LLC	93 E 19th St	\$7,700,000
Rafferty Robert S	Lesher Gregory S	274 64th St	\$4,900,000
Devon Road 190 Av LLC	211 65th St LLC	190 74th St	\$4,275,000
Casciano Frank D	Shanahan Jeffrey M	18 E 19th St	\$3,600,000
Crane Sara	Ibach John R Jr	416 Avalon Blvd	\$829,000
Diliberto Michael P	Dragonfly Holdings A311 LLC	66 E 20th St	\$628,041
		<b>Total:</b>	<b>\$31,782,041</b>
		<b>Median:</b>	<b>\$4,275,000</b>
<b>Cape May</b>			
Kerwick Kaitlin	Costanza Dominick	906 Washington St	\$2,350,000
		<b>Total:</b>	<b>\$2,350,000</b>
		<b>Median:</b>	<b>\$2,350,000</b>
<b>Dennis Township</b>			
Norwalknj LLC	Moses Booker T	10 Pats Ln	\$655,000
Fones Charles P	Silvano Nicholas J III	1 Golden Spike Rd	\$99,300
		<b>Total:</b>	<b>\$754,300</b>
		<b>Median:</b>	<b>\$377,150</b>
<b>Lower Township</b>			
301 Frances LLC	Lee Wook	301 Frances Ave	\$1,175,000
Angels By The Bay LLC	Dowiak Peter J	306 Roslyn Ave	\$670,000
De Bellis Michael J	Del Grippo Anthony J	9907 Seapointe Blvd Un #117	\$632,500
Ryan David M	Mango Paul	409 Windward Rd	\$600,000
Murphy Donald	Hoffman Tyler	13 Cove Dr	\$425,000
Palek Kevin	Young Charles Donald	1632 & 1634 Morris St	\$410,000
Luctasio LLC	Rasi Properties LLC	2404 Bayshore Rd	\$375,000
Lavelle Kenneth	Tomasello Beth	142 W Delaware Pkwy	\$350,000
Doherty Brian	Ramirez Xavier N	122 Carolina Ave	\$348,200
Foster Scott J Est	Troy Robert J	38 Franklin Ave	\$318,000
Santapau Joseph Manuel	Hugo David Joshua	259 East Pacific Ave	\$314,000
Cape May Lumber Co	Sea Haven Homes LLC	203-207 Fulling Mill Rd	\$300,000
Johnson Todd	Garcia Benjamin	354 Crescent Dr	\$287,000
Long Stephanie	Larosa Thomas P	250 E Florida Ave	\$208,000
		<b>Total:</b>	<b>\$6,412,700</b>
		<b>Median:</b>	<b>\$362,500</b>
<b>Middle Township</b>			
Greene-Smith Stacy D	Corona Mayra Guinto	615 W Wiley St	\$340,000
Us Bank Trust N A Trus	Modi Piyush A	6 Colonial Ave	\$313,000
Seaj Dev LLC	Evelyn Robert D	3124 Shunpike Rd Un C Aka Un 3	\$165,000
Smith Elizabeth R	Rios Adam Lauer	43 Rte 47 N #49	\$75,000
Mc Sorley Denis J	Lare Anthony	43 Rt 47	\$47,500
Reynado Premico A	Black Pine Property LLC	19 Cochran St	\$25,000
		<b>Total:</b>	<b>\$965,500</b>
		<b>Median:</b>	<b>\$120,000</b>
<b>North Wildwood</b>			
Star Property Group LLC	Nicholson Darren	721 W Spruce Ave	\$799,000
		<b>Total:</b>	<b>\$799,000</b>
		<b>Median:</b>	<b>\$799,000</b>
<b>Ocean City</b>			
116-18 Atlantic Avenue LLC	Judge Martin	116-118 Atlantic Ave Un 2	\$2,495,000
Eachus Todd Trus&C	Rjgvb LLC	180 West 17th St	\$2,250,000
Jwr Properties LLC	Mc Bratnie Michael C	108 23rd St	\$2,195,000
Schumacher B A Balestrieri	P Lairson OC Rev Deed Of Trust	9 Valmar Ct	\$1,545,000
Oc Wesley LLC	Fino Michael	1619 Wesley Ave Un B5	\$1,145,000
Clark Edward LLC	Edelman Nicholas C III	1737-39 Asbury Ave Un 1739	\$1,100,000
Rohrbach Frances A	Benyo Isolde C	3641 43 Central Ave Un B #3643	\$999,900
Chrisanthon Nicholas P	Nolthenius William C	3138 Simpson Ave	\$974,900
Oc Tenth 205 LLC	Marcantonis George	719 Tenth St Un 205	\$970,000
Chrisanthon Nicholas P	Watt Daniel E	3136-38 Simpson Avenue First Fl	\$950,000
Booth Stephen C Exr	Riggs Andrew	13 Warwick Rd	\$950,000
Shearn David M	Spear Kevin C	1737-39 Asbury Ave Un 1739	\$926,000
Brass Roslyn Est	Mckendrick Thomas Ryan	801 Coolidge Rd	\$855,000
Dupre Dawn	Magoffin Thomas	5724 26 Asbury Ave Un A Fl 1	\$835,000
Bradley G Heaney Liv Trust	Duong Tuan	862 1st St	\$825,000
Cornelius Christine Exr&C	Rancor Properties LLC	204 26th St	\$800,000
Sullivan James J Jr	Rothman Alexandra L	846-48 Park Pl Fl 1	\$790,000
Hendershot Jason	Richter Paul B	1301 21 Haven Ave Un K	\$695,000
Danyluk Joanne E	Monteleone Keith	1027 Ocean Ave #6	\$524,900
Mohr Allan F Jr	Wilkinson Robert	301 41st St #9	\$480,900
Fuscaldo Joseph	Declementi Camille	719 E 11th St Un 515	\$353,000
Murphy Patricia	Smerdon Jill	840 Ocean Ave	\$140,000
		<b>Total:</b>	<b>\$22,799,600</b>
		<b>Median:</b>	<b>\$938,000</b>
<b>Sea Isle City</b>			
Connelly Charles C	Redfern Ocean LLC	16 67th St	\$2,505,000
Fontana Thomas	Sock Michael Doyle	6608 Landis Ave Un North	\$1,749,000
O'Mara Daniel J	Scully Daniel J	203 82nd St East Un	\$750,000
Kinney Trent Daniel	Cortina Theresa J	115 38th St Un 411 Aka Fl 1 West	\$629,000
		<b>Total:</b>	<b>\$5,633,000</b>
		<b>Median:</b>	<b>\$1,249,500</b>
<b>Stone Harbor</b>			
Plessl Gary T	Myjem LLC	141 95th St	\$3,600,000
		<b>Total:</b>	<b>\$3,600,000</b>
		<b>Median:</b>	<b>\$3,600,000</b>
<b>Upper Township</b>			
Shah Hitesh	Mc Manamy Michael	1 Alexandria Ct	\$759,000
Lynam Eileen T	Christian Linda	1731 Rt Us 9 South #23	\$490,000
Dipietro Thomas	Urban Expansion LLC	1810 State Hwy Rte U S 9	\$110,000
		<b>Total:</b>	<b>\$1,359,000</b>
		<b>Median:</b>	<b>\$490,000</b>
<b>West Wildwood</b>			
Diehl Jon	Juliano Diane	705 W Pine Ave	\$550,000
		<b>Total:</b>	<b>\$550,000</b>
		<b>Median:</b>	<b>\$550,000</b>
<b>Wildwood</b>			
Itc Construction LLC	Baker Thomas J	519 W Burk Ave	\$1,470,000
Massa Damien W	Regalbuto Joanne	4305 Arctic Ave	\$749,000
Jablonowski Kenneth	Pantelatos Neofytos	401 East Pine Ave Un F	\$650,000
Deninno Properties LLC	Dougherty Robert E	321 W Cresse Ave Un 2	\$619,900
Urcinoli Gregory M	Collette George E Jr	141 East Baker Ave #A	\$499,900
Stewart Mark	Aita Derek P	422 W Hand Ave	\$485,000
Bresnan John G	Corny'S Coin Op LLC	5211 Park Blvd	\$285,000
Sunflower Holdings LLC	Fallon John Trus	313 E Glenwood Ave Un 208	\$245,000
Comejo Jorge	Pickard Christopher	4303 Park Blvd	\$240,000
Kdm Holdings Group LLC	Tsm Shore LLC	152 E Davis Ave Un 3 Aka Un 201	\$220,000
Blackchair Funding LLC	Dettrey Robert Sr	63 W Boardwalk Gs	\$150,000
		<b>Total:</b>	<b>\$5,613,800</b>
		<b>Median:</b>	<b>\$485,000</b>
<b>Wildwood Crest</b>			
Rizzo Michael A	Ferrara Michael N	6700 Pacific Ave	\$785,000
Garber Michael	Hewitt Christopher	6200 Pacific Ave	\$629,000
Mueller John E Jr	Mc Carry Christine B	111 West Cardinal Rd Un A	\$550,000
		<b>Total:</b>	<b>\$1,964,000</b>
		<b>Median:</b>	<b>\$629,000</b>
<b>Woodbine</b>			
Villani Margaret A	Luzecyj Andrew P	8401 Atlantic Ave Un 406	\$290,000
Hansen Nancy	Dma Investments LLC	210 Summer Ave	\$145,000
		<b>Total:</b>	<b>\$435,000</b>
		<b>Median:</b>	<b>\$217,500</b>
		<b>Total for Cape May County:</b>	<b>\$85,017,941</b>
		<b>Median for Cape May County:</b>	<b>\$630,750</b>