

# PROPERTY TRANSFER RECORDS

# deSATNICK

REAL ESTATE, LLC

Cape May  
609.884.1300

North Wildwood  
609.551.4066

Lower Township  
609.886.6000

Todd H. deSatinick / Broker of Record  
[www.deSatinickRealEstate.com](http://www.deSatinickRealEstate.com)

## Property Transfers Recorded in County Clerk's Office between 12/9/24-12/15/24

Seller	Buyer	Property	Price
<b>Avalon</b>			
Guida Kristin E	D & S Spaight Joint Rev Deed Of Trust	53 W 26th St	\$5,300,000
Di Marino Joseph	Zi 179 27th LLC	179 27th St	\$2,050,000
		<b>Total:</b>	<b>\$7,350,000</b>
		<b>Median:</b>	<b>\$3,675,000</b>
<b>Cape May</b>			
Reid Eileen L	Mc Aleer Sean	217 Beach Ave Un 105	\$475,000
		<b>Total:</b>	<b>\$475,000</b>
		<b>Median:</b>	<b>\$475,000</b>
<b>Lower Township</b>			
Jersey Dev Group LLC	Murtha Suzanne	117 E Rochester Ave Un B	\$1,240,000
Sturm Margaret M Exr	Bodkin Heather	2708 Bybrook Dr	\$615,000
Spencer Lee Bruce	Greener Carol	152 Pinetree Dr	\$375,000
Brockman Levi J	Sanchez Isidro	427 Sheridan Blvd	\$370,000
Youmans Kevin	From The Hip Investments LLC	304 Village Rd	\$255,000
Claudio Pawlus Enterprises LLC	Carlos Steven Q	258 E Delaware Pkwy	\$210,000
Hartman Thomas R Jr	Pharo Christopher R	505 Baywood Dr	\$165,000
		<b>Total:</b>	<b>\$3,230,000</b>
		<b>Median:</b>	<b>\$370,000</b>
<b>Middle Township</b>			
Nvr Inc	Fluehr Bruce Eugene	57 Muirhead Ln	\$1,012,245
Nvr Inc	Kuzy John David	55 Muirhead Ln	\$878,700
Swartz Joan T Trus	Forst Patrick	30 Seabreeze Ln	\$785,000
Nvr Inc	Romano Rocco L	107 Southgate Rd	\$726,465
Nvr Inc	Horan Robert Brian	100 Southgate Rd	\$690,340
Nvr Inc	Felker Charles Joshua	103 Southgate Rd	\$689,785
Nvr Inc	De Witt Craig S	106 Southgate Rd	\$664,465
Hoffman John	Conway Justin Taylor	44 Secluded Ln	\$530,000
Rexhepi Lulzim	Analytical Sciences Marketing Grp LLC	258 Stagecoach Rd	\$479,000
Shl Dev LLC	Nvr Inc	85 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	83 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	105 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	103 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	601 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	603 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	605 Turnstone Pl	\$158,650
Kahnke Mary E	Immanuel Bap Chrch Of Goshen NJ	344 Rte 47 N	\$40,000
		<b>Total:</b>	<b>\$7,660,250</b>
		<b>Median:</b>	<b>\$479,000</b>
<b>North Wildwood</b>			
Brown Mark C	Sowers By The Sea LLC	226 E 16th Ave	\$800,000
Carroll Robert J	Clark Legacy LLC	506 East 19th Ave Un 200	\$680,000
Frambas Willis F	Sonpar Roop	515 E 11th Ave	\$679,000
Poncia Michael S	Mc Tiernan Brian David	1107 New York Ave	\$649,000
Reed Brian T	Mullen Paul A Jr	101 W Spruce Ave Un 215	\$625,000
Kelleher Thomas J	Quaranta Renee Elise	114 East Chestnut Ave	\$529,900
Paz Frank	Mondrosch Michael	638 West Pine Ave Un 101	\$499,000
Travia Jane	Dimacale Delmar	219 E 25th Ave Un A	\$450,000
Travia Jane	Seidenberg Frank	219 E 25th Ave Un B	\$450,000
Herman Cheryl	Badessa Donna	900 Kennedy Blvd	\$437,000
Mc Clellan Kimberly Exr	Hartner William M	500 John F Kennedy Blvd.	\$400,000
Eddis Brian	Lees Edward G III	2510 Atlantic Ave Un 117	\$276,000
Stefanski Sam	Ferketich John	Lot 10, Block 295	\$167,900
		<b>Total:</b>	<b>\$6,642,800</b>
		<b>Median:</b>	<b>\$499,000</b>
<b>Ocean City</b>			
Sotereanos Dean G	Sunshine Beach LLC	4209-11 Central Ave	\$4,750,000
Allen Michaleen	Kadar Thomas	2703 Wesley Ave Un 2	\$3,650,000
Wilkins H Jeffrey	Hummel Ellen F Trus	5143 Central Ave	\$3,250,000
Rancor Properties LLC	Eddowes Geoffrey W	2622 Asbury Ave	\$1,749,900
Riqvb LLC	Homon Drew	41 West Ave	\$1,525,000
Verdi Thomas A	Mann Ana Mendes	132 Brigantine Dr	\$1,275,000
Longenecker Deborah	Kita Matthew H	66-68 Sunset Pl	\$1,200,000
Smith William J	Salonia Ryan S	2732 West Ave Un A	\$1,150,000
Vondercrone Barbara J	Marrella David	3021 Asbury Ave Un 1	\$856,800
Mirena Christopher A	Jernee Steven Lee	15 Madaket Court	\$535,000
Homestead Condo Association Inc	Ddj Investment LLC	805 E 8th St Un C1	\$50,000
		<b>Total:</b>	<b>\$19,991,700</b>
		<b>Median:</b>	<b>\$1,275,000</b>
<b>Sea Isle City</b>			
Crawford Carolyn S	Miller Keith	5616 Sounds Ave North Un	\$1,750,000
Quinlan Gerard	Volpe James C	217 80th St West Un	\$1,575,000
8515 Landis LLC	Henwood Patricia C	8515 Landis Ave Un 304	\$1,050,000
8515 Landis LLC	Gillespie Timothy F	8515 Landis Ave Un 303	\$975,000
Di Rugeris James	Forcina Joseph	3400 Landis Ave Un 306	\$805,000
Foley Ryan Thomas	Mc Clory Kevin P	3502 Landis Ave Un 4	\$805,000
		<b>Total:</b>	<b>\$6,960,000</b>
		<b>Median:</b>	<b>\$1,012,500</b>
<b>Stone Harbor</b>			
231 122nd St LLC	Shahpari Amir	231 122nd St	\$4,400,000
Decoker Michael	Tramonte Louise	10120 Third Ave Un 1	\$350,000
		<b>Total:</b>	<b>\$4,750,000</b>
		<b>Median:</b>	<b>\$2,375,000</b>
<b>Upper Township</b>			
Griffin Dompierre LLC	Dsob LLC	17 Roosevelt Blvd	\$925,000
		<b>Total:</b>	<b>\$925,000</b>
		<b>Median:</b>	<b>\$925,000</b>
<b>West Cape May</b>			
Freels Steve Exr	Jersey Dev Group LLC	324 Fourth Ave	\$825,000
Freels Steve Exr	Meca Investments LLC	326 Fourth Ave	\$825,000
		<b>Total:</b>	<b>\$1,650,000</b>
		<b>Median:</b>	<b>\$825,000</b>
<b>Wildwood</b>			
Jersey Dev Group LLC	Vera Kathryn A	305 W Garfield Ave	\$826,095
Jersey Dev Group LLC	Rivera Rosalia	307 W Garfield Ave Un C0307	\$767,200
Sweeten Kathleen A Exr	Jones Lauren	124 E Hildreth Ave	\$579,000
O'Leary William	Kerney Daniel S	216 East Roberts Ave Un 7	\$550,000
Golato Michael J	Bland Malcolm David	422 West Roberts Ave	\$539,500
Gushanas Brett Michael	Gove Shannon	4308 Susquehanna Ave	\$515,000
Weigand James Iv	Rand Peter W	314 E Learning Ave Un 201	\$330,000
White Bradley	Pawar SaNJay	Shawcrest Rd Boatslip B15	\$40,000
		<b>Total:</b>	<b>\$4,146,795</b>
		<b>Median:</b>	<b>\$544,750</b>
<b>Wildwood Crest</b>			
Tenaglia Aldo	Feola Joanne	7701 Atlantic Ave Un 211	\$1,200,000
Dobbins William Exr	Blue Ocean Developers LLC	307 E Saint Paul Ave	\$768,000
Tornabene Charles	Leibiq Warren H II	404 E Denver Ave	\$303,000
Patrizi Mario D	Patrizi Vanessa	113 West St Louis Ave	\$208,001
		<b>Total:</b>	<b>\$2,479,001</b>
		<b>Median:</b>	<b>\$535,500</b>
<b>Woodbine</b>			
Babbel Jeannette	Burton Nilda R	413 Jackson Ave	\$170,000
		<b>Total:</b>	<b>\$170,000</b>
		<b>Median:</b>	<b>\$170,000</b>
		<b>Total for Cape May County:</b>	<b>\$66,430,546</b>
		<b>Median for Cape May County:</b>	<b>\$625,000</b>