



(610) 842-4780
Bryan R. Cogliano, CFP®
revxwealth.com

Property Transfers Recorded in County Clerk's Office between 2/3/25-2/9/25

Seller	Buyer	Property	Price
Avalon			
Cesarine John E	Waverly Real Estate Investments LLC	45 West 32nd St	\$5,300,000
Michale Land Trust	Wentz Charles	2828 Avalon Ave	\$850,000
		Total:	\$6,150,000
		Median:	\$3,075,000
Cape May			
Smeraldi Alessandro	Herschel Christina Trust	9 Jackson St	\$1,450,000
De Cicci Anthony J	Buonaprop LLC	1340A Virginia Ave	\$560,000
		Total:	\$2,010,000
		Median:	\$1,005,000
Lower Township			
Sea Haven Homes LLC	D R Horton Inc - New Jersey	Bentz Ave & Fulling Mill Rd	\$1,550,000
Ramirez Angel L	Gallo Albert J	301 E South Station Ave Un 126	\$810,000
Wicker Donna E	Barclay Tracy Germain	19 Beechwood Ave	\$593,000
Russo Kimberly A	Hady Michael H III	306 Broadway	\$569,900
Nelson Patricia	Beacon Animal Rescue Inc	337 Rte 9	\$560,000
Gallo Albert J II	Cohen Adventures LLC	300 E Raleigh Ave Un 105	\$555,000
Mc Donagh James	Rayer John J	486 Beach Ave	\$499,000
From The Hip Investments LLC	Wilkins Natalie Serene	304 Village Rd	\$450,000
Wilson Kwinn	Madtes Jeffrey David	24 Sunnyside Dr	\$360,000
Lmc Rentals LLC	Ben Garcia Builder LLC	3 Wildwood Ave	\$343,500
Mac New Brian David	Bluefin Investors LLC	220 Hollywood Ave	\$280,000
Mc Pherson Michael B	Mahon Ian C	795 Cox Ln	\$250,000
		Total:	\$6,820,400
		Median:	\$527,000
Middle Township			
Analytical Sciences Marketing Group LLC	Reilly Robert Emmett Jr	258 Stagecoach Rd	\$479,000
Scott David J	Locke Richard Byron	24 S 5th St	\$450,000
Brown William C	Helverson Julie	309 3rd St	\$395,000
Shl Dev LLC	Nvr Inc	102 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	104 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	300 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	302 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	304 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	200 Turnstone Pl	\$158,650
Shl Dev LLC	Nvr Inc	202 Turstoe Pl	\$158,650
Shl Dev LLC	Nvr Inc	204 Turnstoe Pl	\$158,650
Thomas Kristen	Thomas Tyler	135 Dennisville Rd	\$112,809
Stitt Leon M	Lyons Nicholas	310 Rte 47 N	\$80,000
		Total:	\$2,812,859
		Median:	\$158,650
North Wildwood			
2537-39 Central LLC	Rex G Ahlstrom Revocable Trust	2537 Central Ave Un A	\$1,765,000
Pfeiffer Christopher	Dubautsava Nina	224 20th Ave	\$1,500,000
Piselli Stephen L	Weiner Ryan	2208 Surf Ave #100	\$929,000
Jay Annemarie B	Henry Realty Group LLC	136 52nd St	\$900,000
Cahill John J	Christensen Jane M	204 East 17th Ave Un 201	\$750,000
Cape May County Sheriff	Ahasan Realty LLC	108 E 17th Ave	\$578,000
Faille Theresa	Palazzi Robert A	201A W 21st Ave	\$448,000
Spruce & Old NJ LLC	Montesano Douglas	106 W Spruce Ave	\$248,000
		Total:	\$7,118,000
		Median:	\$825,000
Ocean City			
2201-03 Wesley Avenue LLC	Wind & Sea LLC	2201 Wesley Ave #1	\$3,515,000
Rancor Properties LLC	Marmo William	204 26th St	\$2,375,000
Jones Obie Bernard	Kocher Jeffrey Robert	28 West Eighth St Un B Aka Un 2	\$2,050,000
Martin Marcia J	4909 Central LLC	4909-11 Central Ave 1st Fl	\$2,000,000
Esb Holdings LLC	First Knight Kids LLC	910 Asbury Ave	\$1,900,000
Whale Beach Builders LLC	Fratantoni Robert	5533-35 Simpson Ave Un B	\$1,800,000
Elcon Dev Group LLC	Wilson Christine	155 West West 17th St	\$1,750,000
5536-38 Haven LLC	Wigginton Living Trust	5536-38 Haven Ave Un B 2nd Fl	\$1,750,000
5536-38 Haven LLC	Schindler William M	5536-38 Haven Ave Un A	\$1,600,000
856 Brighton Place LLC	Garcia Amy L	856 Brighton Pl	\$1,325,000
858 Brighton LLC	Garcia Amy L	858 Brighton Pl	\$1,325,000
Equity Trust Company Cust	Delevich Walter George	820 Pennlyn Pl	\$985,000
Allegretto Kathleen C	Rancor Properties LLC	20 Asbury Ave	\$920,000
Klassman Lisa	442 West Ave LLC	827-29 Brighton Pl 2nd Fl	\$890,000
Kedziora Richard	Schiraldi Nicholas	3212 West Ave	\$850,000
Henry Arthur R III	Kaupp Matthew	24 Asbury Ave	\$835,000
Walsh Joan M	D Home Builders LLC	3601 Westminster Ln	\$800,000
Ciarmella James J	Kruza Steven M	809 1st St	\$800,000
Eckstein Murray S	Holman Neville A	5733-35 West Ave Un 5733 First Fl	\$785,000
Riley Lynne Joyce Exr	Ocean City Dev Group LLC	5404 Bay Ave	\$687,500
Holman Nadine S	Mastrangelo Michael	3845-47 West Ave Un A #3845 1st Fl	\$575,000
Shirk Susan N Exr	Brown Joel Timothy	4017 West Ave	\$504,000
M & V Properties L L C	P & D 3400 Central Properties LLC	3400 Central Ave Un 12	\$325,000
		Total:	\$30,346,500
		Median:	\$985,000
Sea Isle City			
Monaghan Lorraine F	Lanza Ralph	225 57th St	\$1,829,000
Keenaghan Daniel	Fiori Matthew R	13 51st St	\$1,215,000
Griese Mary T Exr&C	Griese Kevin B	18-78th St	\$640,000
Griese Mary T Exr&C	Kmg West LLC	18 78th St	\$640,000
Hauske Cheryl A	Thomas Welsh Builders LLC	25 83rd St	\$550,000
		Total:	\$4,874,000
		Median:	\$640,000
Stone Harbor			
227 107th Street LLC	Menting Mark J	227 107th St	\$7,460,000
Front Street Properties LLC	Reinstein Douglas	274 86th St	\$4,600,000
Castaldo Gregory M	Wolschina Jeanne	8522 Sunset Dr	\$4,000,000
Fletcher Daniel J	Carfagno Francis M	9815 Corinthian Dr	\$3,995,960
Carfagno Francis M	Bussinger Edward	243 110th St	\$2,849,000
Buchanan Robert L	Burr William	255 81st St Un South Rear	\$1,315,000
Scheffey Rhonda M	231 New St LLC	351 96th St	\$679,000
		Total:	\$24,898,960
		Median:	\$3,995,960
Upper Township			
Tummillo Daniel Trust	Fullam Nancy H	9 N Commonwealth Ave	\$1,750,000
Mcm Enamin Thomas E	Webster Janet L	1731 Rte 9 South Un 95	\$515,000
		Total:	\$2,265,000
		Median:	\$1,132,500
Wildwood			
Ljkq Real Estate NJ LLC	Wolfram Joseph M	237 E Juniper Ave	\$728,625
White Caps Dev LLC	Zinni Vincent	3125 Pacific Ave	\$669,000
White Caps Dev LLC	Zinni Frank N	3122 Pacific Ave Un 3122	\$659,000
247 Oak Ljkq LLC	Mehmeti Angelo	247 W Oak Ave Un 3	\$605,000
Crest Holding LLC	Gaynor John P III	526 W Baker Ave Un C	\$219,000

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Brannen Diane	Becker David	300 W Oak Ave	\$135,000
Burke Avenue Dev Corp	Jersey Dev Group LLC	612-1 W Burk Ave	\$60,000
		Total:	\$3,075,625
		Median:	\$605,000
Wildwood Crest			
Wade Steven A Exr	Glovas Michael R	8009 Seaview Ave	\$1,510,007
Pastena Michelagnela Exr	Akinskas Joseph A Jr	406 East Monterey Ave Un 307	\$295,000
Carpenter Elizabeth Est	Tansey Thomas C	106 West Wisteria Rd #6	\$265,000
Reinert Richard	Barbaro Andrew Philip	115 E Crocus Rd	\$220,000
		Total:	\$2,290,007
		Median:	\$280,000
		Total for Cape May County:	\$92,661,350
		Median for Cape May County:	\$669,000

Compilation © 2025 Seawave Corporation Data Source: <http://clerk.capemaycountynj.gov/landrecords>