

PROPERTY TRANSFER RECORDS



REAL ESTATE, LLC

Cape May
609.884.1300

North Wildwood
609.551.4066

Lower Township
609.886.6000

Todd H. deSatnick/ Broker of Record

www.deSatnickRealEstate.com

Property Transfers Recorded in County Clerk's Office between 2/10/25-2/16/25

Seller	Buyer	Property	Price
Avalon			
John O'Neill Living Trust	Winfield Developers LLC	4640 Ocean Dr	\$4,750,000
Lilypad Properties LLC	2320 Dune Drive LLC	2308 & 2320 Dune Dr	\$2,500,000
		Total:	\$7,250,000
		Median:	\$3,625,000
Cape May			
Swain's Property Mgmt LLC	Gagliardi Real Estate LLC	305 Jackson St	\$3,390,000
		Total:	\$3,390,000
		Median:	\$3,390,000
Dennis Township			
Stewart Thomas J Exr	Luna Rae Investments LLC	1351 Rte 47	\$107,500
		Total:	\$107,500
		Median:	\$107,500
Lower Township			
Conti Dennis	Schmid Mark	830 Onodago Ave	\$979,000
Rodan Mark J	Gozzo Enterprise LLC	714 San Fernando Rd	\$865,000
Mc Leer Kathleen A	Starr James A	509 Dune Rd	\$740,000
Ort Phyllis E	Moody Tiger LLC	703 Hughes Ave	\$430,000
3001 Realty LLC	Sada Group LLC	3001 Bayshore Rd	\$320,000
Martin James J	Mutch James R	302 East St Johns Ave	\$110,000
		Total:	\$3,444,000
		Median:	\$585,000
Middle Township			
Chiappetta Salvatore	Kh NJ Ventures LLC	18 Eagles Way	\$1,100,000
Nvr Inc	Neyer John M	63 Muirhead Ln	\$838,670
Neeld Eric A	Hyland Steven Francis Jr	1415 Rte 9 N	\$672,500
Nvr Inc	Vanderslice John M	102 Southgare Rd	\$667,360
Traber Matthew E	Mc Leer Kathleen A	307 Tidewater Ave #307	\$475,000
Friel Amanda L	Scott David James	16 S 9th St	\$461,000
Mathews Raymond D	Heintzelman Michael J	116 David Rd	\$365,000
Gallagher Maria T	Chavez Michael H	19 Mimosa Dr	\$299,900
City To Sea Investments LLC	D R Horton Inc	11 Winding Way	\$170,000
		Total:	\$5,049,430
		Median:	\$475,000
North Wildwood			
Florimont Cynthia Dawn	Martin Rodney	231 East 1st Ave	\$2,000,000
Mc Donough Martin	Mullin James	515 W Pine Ave	\$745,000
Calabrese Linda S	Kuhn Robert Gary	405 East 19th Ave #200	\$735,000
Mull Eric	Reilly Anthony D	1800 Ocean Ave #200	\$448,000
Facciolo Shayne	Horning Kevin	304 Surf Ave Un 1	\$240,000
		Total:	\$4,168,000
		Median:	\$735,000
Ocean City			
Smith Francis X III	4405 Central Avenue LLC	4405 Central Ave	\$4,255,000
Cook Jack P III Trust	Martin Marcia	8954 56 Central Ave 2nd Fl Un B	\$3,400,000
Ocean City Dev Group LLC	Patchen Revocable Living Trust	2120 Simpson Ave	\$2,062,500
Ocean City Dev Group LLC	Diliberto Matthew	204-06 35th St	\$1,595,000
Charles B Sauder Revocable Trust	Michael G Keenan And Deborah L Keenan Revocable Trust	2940-2942 Asbury Ave Un A	\$1,395,000
Black Door Designs LLC	Rosa Maria J	3136 New Haven Rd Un A	\$885,000
Webber William W Jr	Wagner Christopher D	2951 Asbury Ave Un 2	\$842,500
Hartman Robert A	Saltworks LLC	301 West Ave	\$799,000
Saltworks LLC	Ocean City	844 Central Ave	\$650,000
Vivarelli Christopher V	Colello Anthony	3543 Bay Ave	\$370,000
Mullin William T	Kremsky Matthew	901 Ocean Ave	\$362,500
Rosenthal Ilene T	Mattie Gary C	16 W 11th St	\$100,000
		Total:	\$16,716,500
		Median:	\$863,750
Sea Isle City			
Sir Dev LLC	Fsd Properties LLC	227 40th St	\$1,599,000
Mcr Properties Inc	Mellon James A Jr	128 72nd St	\$400,000
		Total:	\$1,999,000
		Median:	\$999,500
Upper Township			
D R Horton Inc - New Jersey	Ritchey William John	11 Henry Rd	\$814,990
Adamson Justin	Atali Ramazan	2271 Rte 50	\$55,000
		Total:	\$869,990
		Median:	\$434,995
Wildwood			
Mc Gee Brian	Spadaro Barbara Jo	445 West Montgomery Ave	\$650,000
Hall Of Fame Home Buyers LLC	155 West Hand LLC	155 West Hand Ave	\$530,000
Redgait 308 LLC	Spurrier Nick	308 West Schellenger Ave	\$400,000
Rgz Holdings LLC	Rgz Holdings LLC	3906 Pacific Ave	\$388,500
201 Poplar Avenue LLC	Wf 2710 Pacific Ave LLC	201 E Poplar Ave	\$350,000
		Total:	\$2,318,500
		Median:	\$400,000
Wildwood Crest			
Mowery Andrew D	Galinis Deborah	7512 Atlantic Ave	\$1,250,000
Kh NJ Ventures LLC	Tig Renovations LLC	127 West Hollywood Ave	\$500,000
5800 Seaview Avenue 6 Trust	Boyle Eamonn	5800 Seaview Ave Un 6	\$280,000
Kunkel Carl Max	Connelly James P	402 East Saint Paul Ave	\$200,000
		Total:	\$2,230,000
		Median:	\$390,000
Woodbine			
Ceromar1 LLC	Heritage Homestead Day Care Center LLC	516-520 Webster St	\$190,000
		Total:	\$190,000
		Median:	\$190,000
		Total for Cape May County:	\$47,732,920
		Median for Cape May County:	\$650,000