



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

**Property Transfers Recorded in County Clerk's Office between 2/24/25-3/2/25**

Seller	Buyer	Property	Price
<b>Avalon</b>			
Glancey Theresa	Semenuk Glancey Family Lp	3328 Ocean Dr	\$1,171,000
Arpa Vincent J	Marciano Paul	177 80th St Un 210	\$675,000
		<b>Total:</b>	<b>\$1,846,000</b>
		<b>Median:</b>	<b>\$923,000</b>
<b>Cape May</b>			
Smid Dennis	Falvey Timothy	227 Beach Ave Un 702	\$1,125,000
Roberts Kathleen Mc Closkey	Trance Ruth	1520 New Jersey Ave Un 116	\$489,000
		<b>Total:</b>	<b>\$1,614,000</b>
		<b>Median:</b>	<b>\$807,000</b>
<b>Dennis Township</b>			
Noodles 1 LLC	Kelly Collin B	250 South Ravenwood Dr	\$499,000
		<b>Total:</b>	<b>\$499,000</b>
		<b>Median:</b>	<b>\$499,000</b>
<b>Lower Township</b>			
Meca Investments LLC	Colon Hector Jr	707 Arctic Ave	\$820,000
Coulter Jacob	Mcguire Elliot	209 E Weber Ave	\$486,000
Amenhauser Thomas M Jr Exr	Garnett Amy L	964 Fay Ave	\$450,000
Cape Home Investments LLC	Ferraro Joseph D	25 Desoto Ave	\$415,000
Yarwasky Randy	Salasin Robert	119 West Tampa Ave	\$300,000
Tiscavitch Alayna K	Arndt Donald L Jr	20 Arizona Ave	\$240,000
Carino Anthony R Jr	Bayshore South Properties LLC	209 W New Jersey Ave	\$235,000
Rich-White Betty A	Ktd Group LLC	6 E Atlantic Ave	\$190,000
		<b>Total:</b>	<b>\$3,136,000</b>
		<b>Median:</b>	<b>\$357,500</b>
<b>Middle Township</b>			
Nvr Inc	Owens Peter J	28 Muirhead Ln	\$900,015
Testa Joseph A III	Carroll Robert J	210 Bay Breeze Blvd	\$750,000
D R Horton Inc - New Jersey	Szigeti Michael J	1001 Pennsylvania Ave	\$569,990
Hagen Steven A	Ortiz Ever G	107 Fulton St	\$350,000
Mccann Nakia L	Righter Hollydawn	23 Mimosa Dr	\$340,000
Shl Dev LLC	Nvr Inc	97 Muirhead Ln	\$172,075
Shl Dev LLC	Nvr Inc	95 Muirhead Ln	\$172,075
		<b>Total:</b>	<b>\$3,254,155</b>
		<b>Median:</b>	<b>\$350,000</b>
<b>North Wildwood</b>			
Florimont Cynthia Dawn	Klein Daniel	229 East 1st Ave	\$1,900,000
C & M Saleeb Real Estate LLC	Beck Building LLC	110 E 24th Ave	\$1,250,000
West Third Street LLC	Protesto John R	434 E 24th Ave Un A	\$950,000
Altare Richard L Est	Oliver Kristina	212 E 17th Ave Un C	\$550,000
500 Ocean Ave LLC	Schaffling Thomas A	500 Ocean Ave Un 1	\$460,000
500 Ocean Ave LLC	Sinko John	500 Ocean Ave Un 6	\$450,000
Sinni Joseph	Gabriel Catherine M Trust	301-309 Ocean Ave	\$410,000
Dollarton Timothy	Five Mile Sunsets LLC	1400 Surf Ave	\$307,000
Muraresku Michael Patrick	Gallagher Steven	2207 Surf Ave Un 106	\$297,000
Diantonio Diana	Lincoln Heather	210 Ocean Ave Un 211	\$125,000
		<b>Total:</b>	<b>\$6,699,000</b>
		<b>Median:</b>	<b>\$455,000</b>
<b>Ocean City</b>			
Connor Gerald	210 Gull Road Associates LLC	100 Beach Rd	\$5,850,000
Rudasill Patricia A Trust	Millon John F	860 Pennlyn Pl	\$2,925,000
Stanwood H Mark	Giovanna Urbani Vita Trust	622 Second St	\$1,990,000
Kirkman Kirk Paul	K&G Investments LLC	847 Brighton Pl	\$1,462,500
Rjgvb Li	Hovsepian Michael L	825 Delancey Pl Un A	\$1,140,000
Tierno Faye C Trust	Cipriani Joseph	1128 Bay Ave Un 15	\$1,100,000
V2 Properties Entity 7 LLC	Brady Kevin W	1116 Ocean Ave	\$1,000,000
Spina Mechanical Contracting Inc	Rancor Properties LLC	57 Central Ave	\$983,000
Melvin Karen Trust	120 Dory LLC	120 Dory Dr	\$835,000
Hepner John J	Keltgen Robert T	1412 Ocean Ave Un 4	\$548,000
		<b>Total:</b>	<b>\$17,833,500</b>
		<b>Median:</b>	<b>\$1,120,000</b>
<b>Sea Isle City</b>			
Smyth Joseph A Jr	Pastro Benedict	25 69th St Un East	\$1,570,000
Kerrigan Sean	Freda Carmine	3207 Central Ave Un A	\$900,000
		<b>Total:</b>	<b>\$2,470,000</b>
		<b>Median:</b>	<b>\$1,235,000</b>
<b>Stone Harbor</b>			
Wood Nancy L Est	Zi 166 99th LLC	166 99th St	\$2,500,000
Zimmerman Melissa	Davis Craig	351 96th St Un C41 Aka Un 413	\$999,999
		<b>Total:</b>	<b>\$3,499,999</b>
		<b>Median:</b>	<b>\$1,750,000</b>
<b>Upper Township</b>			
D R Horton Inc - New Jersey	Mcdowall Gareth C	13 Winchester Ct	\$699,990
Tedeschi Pasquale	Foulke Jonathan W	58 Rte 50	\$425,000
Ricchi Stephen C Exr&C	Ricchi Stephen C	Lot 64, Block 650	\$220,000
Strange Betty J Est	Milza Joseph P	1887 New Jersey Ave	\$25,000
		<b>Total:</b>	<b>\$1,369,990</b>
		<b>Median:</b>	<b>\$322,500</b>
<b>West Cape May</b>			
Keeler Charles H Jr	Burgin Paul M	3 Grand Ave	\$400,000
		<b>Total:</b>	<b>\$400,000</b>
		<b>Median:</b>	<b>\$400,000</b>
<b>Wildwood</b>			
Harasym Roman M Jr	Davis Robert	519 W Montgomery Ave	\$562,123
Fox John P	3504 Susquehanna Ljkq LLC	3504 Susquehanna Ave	\$500,000
Kelly Lindsey E Adm	Clark Susan	610 West Burk Ave	\$365,000
TarakitchenNJ LLC	Gallagher John	5209 Pacific Ave	\$305,000
Mc Nasby John	Gartland Christopher J	225 E Wildwood Ave Un 401	\$149,000
		<b>Total:</b>	<b>\$1,881,123</b>
		<b>Median:</b>	<b>\$365,000</b>

# Property Transfers Recorded in County Clerk's Office between 2/24/25-3/2/25

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<b>Wildwood Crest</b>			
Nassau 311 LLC	Ocean Air Rentals LLC	6201 Ocean Ave Un 311	\$302,000
		<b>Total:</b>	<b>\$302,000</b>
		<b>Median:</b>	<b>\$302,000</b>
		<b>Total for Cape May County:</b>	<b>\$44,804,767</b>
		<b>Median for Cape May County:</b>	<b>\$500,000</b>

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