

PROPERTY TRANSFER RECORDS



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 11/10/25-11/16/25

Seller	Buyer	Property	Price
Avalon			
125 77th Street LLC	Rose Joseph L Jr Trust	125 77th St	\$15,920,000
Holt Michael J	42 Heron Drive Trust	42 Heron Dr	\$8,200,000
Banks Joseph Gregory Trust	Dolan Joseph M	160 73rd St	\$8,000,000
Mbmk Investors LLC	921 Tyson Avenue Associates Lp	158 8th St	\$6,295,000
Welsh Thomas J Jr	Hatch Shell Real Estate Holdings	215 60th St	\$6,175,000
Oceans 11 Av LLC	Mccreesh Joseph	1088 Avalon Ave	\$5,995,000
Spaeder Stephen M	Gorman Kimberly L	40 E 12th St	\$5,662,500
Dvre LLC	140 77th Street LLC	140 77th St	\$4,900,000
Marty Judges LLC	Christie James W	1819 Dune Dr	\$4,425,000
Gorman Shawn	Bailey James E	1269 First Ave	\$3,875,000
Salmon David Craig	Clark Grant H	178 37th St	\$3,500,000
Ferguson Robert C Exr	Gulati Charles J	2568 Ocean Dr	\$3,400,000
Kelly Darlene F Exr	Lark Matthew	238 56th St	\$3,000,000
Semenuk Glancey Family Lp	Berkman Michael	3328 Ocean Dr	\$2,995,000
2389 Ocean Drive LLC	Tremonte Richard	293 24th St	\$2,125,000
Garcia Eric H	O'Connor James J	700 First Ave	\$999,000
Hatton Steven J	Drew Bradley K	177 80th St	\$815,000
		Total:	\$86,281,500
		Median:	\$4,425,000
Cape May			
Welsh Thomas J Jr	Paul & Michele Haldeman Rev Trust	65 East 24th St	\$7,200,000
Speck Jorg H	Aho Ellen S Trust	1005 Maryland Ave	\$2,800,000
Cape May Cove LLC	Dunn Robert	36 Harbor Cove	\$2,195,000
Williams Jack R	Lawrence A Pray Builders Inc	401 Reading Ave	\$1,400,000
		Total:	\$13,595,000
		Median:	\$2,497,500
Dennis Township			
Dahms Dustin Travis Trust&C	Jankowski John	48 Lake Dr	\$550,000
Pickering Real Estate Investments	Maloney Thomas	27 Woodside Dr	\$275,000
Monsters Willow & Fiona LLC	Capriotti Michael	268 Rock Is Rd	\$86,500
		Total:	\$911,500
		Median:	\$275,000
Lower Township			
Lindner Angela	Sorbello Fred A	401 Beach Dr	\$1,595,000
Cook Kevin	Wenger Linda A	201 W St Johns Ave Un B	\$1,034,000
Strevens David	Passaic Mgmt LLC	1062 Seashore Rd	\$999,999
Spurrier Jacqueline	Eisenhart Edward D	320 Oakdale Ave	\$595,000
Lo Prete Rocco G	Johnston Gordon H	112 W Miamia Ave	\$520,000
Dougherty Rebecca R	Dougherty Joseph M Jr	21 Cranefly Cir	\$514,180
Hansen Evan David	Kline Miles	808 Westfield Ave	\$431,900
Armand Family LLC	North Cape May Homes LLC	216 Hughes Ave	\$385,000
Freese Kathryn M	Capone Gianna Marissa	105 Orch Dr	\$385,000
Thornsberry Cory Rodd	Brown Melissa	1622 Morris St	\$345,000
Budd Benjamin Ellis Jr	Cavaliere Stephen G	22 Maryland Ave	\$345,000
Rementer Justin	White Robert	118 E Greenwood Ave	\$331,000
Grace Joseph	Andre Properties LLC	934 Carol Ave	\$225,000
		Total:	\$7,706,079
		Median:	\$431,900
Middle Township			
Plaza At Cape May Courthouse LLC	Are Cape May Court House LLC	5,11,13 Courthouse South Dennis Rd	\$30,875,000
Kelly Builders Inc	Carbone Farnk A III	Lot , Block	\$4,200,000
Nvr Inc	Wardach Walter A	2 Golf Dr	\$999,732
Grace Gospel Chapel of Rio Grande	Eureka Baptist Church	3800 Rte 9 S	\$717,500
Sinn Eileen T	Damon Richard	106 Bay Breeze Blvd #4	\$635,000
Nvr Inc	Mc Ginness Brian Conrad	705 Turnstone Pl	\$623,590
Nvr Inc	Dalonzo Anthony	703 Turnstone Pl	\$604,965
Jff Company LLC	Rauer Kristen	107 Indian Trail	\$299,000
City To Sea Investments LLC	Decker William R	55 & 57 Reeds Beach Rd	\$237,000
Shl Dev LLC	Nvr Inc	224 Muirhead Ln	\$229,200
Cathcart Van W	Cathcart Van W	9 School House Ln	\$157,778
Evans Tuesda Adm	Gsp III LLC	113 West Wiley St	\$132,000
Ponzio Anna M	Paxson John	43 N Rte 47	\$90,000
		Total:	\$39,800,765
		Median:	\$604,965
North Wildwood			
Yellow Door Dev LLC	Mc Philemy James P	213 E 16th Ave	\$2,160,000
Anglesea Villa LLC	Gibbons Stephen	3 Mace Ave	\$995,000
Roberts Barry J	Kearns Joseph	2000 Atlantic Ave	\$775,000
Schiazza Helen A Exr&C	Lamey Brian	1900 Boardwalk Un 311	\$510,000
Dal Bo Joseph	Scott-Cassidy Merry K	725 Allen Dr Un 129B	\$254,900
		Total:	\$4,694,900
		Median:	\$775,000
Ocean City			
Mary Patricia Ann Follman Residuary Trust	Lagoon Road LLC	9 East Newcastle Rd	\$6,600,000
Goddard Bruce Richard Trust&C	Elcon Dev Group LLC	9 Mariana Ln	\$2,900,000
Ocean City Dev Group LLC	Levchuk Jody Jason	1909 Rosemar Ln	\$2,850,000
Moonrun Associates LLC	Sateja John	4141 Central Ave	\$2,100,000
Scarpa Alexis	Hopkins Thomas	1019 Wesley Ave	\$2,100,000
Ocean City Dev Group LLC	Di Giandomenico Rosemary R Trust	5404 Bay Ave	\$1,975,000
Metzler Patrick	Digiacommo Frank A	2337-39 Central Ave Un B	\$1,600,000
Duncan Real Estate Investments	Toth Richard W	939 41 Central Ave 1st Fl	\$1,440,000
Slp Ventures LLC	Costanzo Stephen J	341 Central Ave Fl 1	\$1,200,000
Winderman Jonathan R	Butrica Michael P	1508 10 Asbury Ave Un B	\$1,200,000
O'Connell William M III	Buben Linda M	2017-19 Central Ave Un 2017 1st Fl	\$1,160,000
Gellert Ronald	B & J Homes LLC	845 Third St Un 1	\$935,000
Perillo Lena R Est	Guzzo Anthony	103 Somerset Ln	\$850,000
Pickering Diane Elaine	James Michael A	126 Wahoo Dr	\$850,000
Driscoll Mark	Green Stephen	129 Simpson Ave	\$832,000
Mangan Francis J	Marakoff Karen	109 Easterly Dr	\$606,000
Neall Mary E	Sundstrom Mellisa	2 Marlin Ct	\$590,000
Digiacommo Derek	Brackenbury Andrew Michael	812-20 Ocean Ave	\$310,000
Thomas John K	Dowzicky William	840 Ocean Ave	\$140,000
		Total:	\$30,238,000
		Median:	\$1,200,000
Sea Isle City			
Beach To Bay Builders LLC LLC	Howley Ronald Jr	106 55th St	\$2,100,000
Bouchard Bunni S	Grill Brian M	233 54th St Un East	\$1,900,000
Reilly James John Trust	6604 Pleasure Avenue South LLC	6604 Pleasure Ave South Un	\$1,700,000
Mc Kernan Robert L	Beck Robert Gray	85 85th St	\$1,515,000
Mc Allister Joseph	Arnold William D Jr	235 39th St East	\$1,385,000
Raudenbush Karl W	Raudenbush Karl W	5214 Landis Ave Apt C	\$89,957
		Total:	\$8,689,957
		Median:	\$1,607,500
Stone Harbor			
9913 Sunset Drive LLC	Sundowner Properties LLC	9913 Sunset Dr	\$17,250,000
Savitz Family Limited Partnership	Susieq Holdings LLC	14 103rd St	\$4,850,000

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Calabrese Heather	Trevisan Stephen C	294 88th St	\$1,999,000
Coluzzi Robert F	Romano Shawn	378 83rd St Boastslip #B	\$20,000
		Total:	\$24,119,000
		Median:	\$3,424,500
Upper Township			
Richards James A III	Di Angelo Phillip V	14 E Katharine Ave	\$955,000
Card James C	Helling Ian Gerald	210 Perry Rd	\$605,000
Atwood Gay Ellen	Atwood Wyatt I	1447 Stagecoach Rd	\$300,000
Camano Angelo	Tomlin Wesley	1631 Rte 50	\$200,000
Chadwick Jean F Est	Bernal Group LLC	1440 Stagecoach Rd	\$150,000
Guariglia Paul J Exr	Steelmantown Church	Marshallville Rd	\$106,000
		Total:	\$2,316,000
		Median:	\$250,000
West Cape May			
205 Third Ave LLC	Schumacher John	205 Third Ave	\$2,850,000
Brino Rose Marie	Brino Jennifer	420 2nd Ave	\$521,000
		Total:	\$3,371,000
		Median:	\$1,685,500
West Wildwood			
Scherer Eileen	Lazer Richard	28 Venice Ave	\$400,000
		Total:	\$400,000
		Median:	\$400,000
Wildwood			
Eureka Baptist Church	3901 Park Blvd LLC	3901 Park Blvd	\$1,700,000
Northview Dev Comany LLC	O'Connor Brian Patrick	301 East Wildwood Ave Un 304	\$685,000
Northview Dev Company LLC	Wildwood Nit 203 LLC	301 East Wildwood Ave Un 203	\$650,000
Cwik Sebastian Daniel	Dewey Thomas	307 E Poplar Ave Un 101	\$640,000
Northview Dev Company LLC	Lucas Daniel J	301 E Wildwood	\$635,000
3700 Pacific Ave LLC	Zaccaria Donna J	165 E Garfield Ave Un 208	\$595,000
Eureka Baptist Church	142 Spencer LLC	142 W Spencer Ave	\$400,000
Beresovoy Christopher	Ocean Luxe Suites LLC	424 E Poplar Ave	\$351,289
Crawford Albert R III	Jersey Dev Group LLC	125 W Roberts Ave	\$300,000
Craig Janel Shante	Twam Mahnaz	4205 Pacific Ave	\$269,000
Davis Leigh	Oceanside Retreat LLC	3201 Atlantic Ave Un 301	\$260,000
Mangini Frank	Young Daniel	234 East Rio Grande Ave	\$100,000
Aragon Alan	Kutepow Adam M	530 W 26th Ave	\$80,000
Church Asbury A M E	142 Spencer LLC	144 W Spencer Ave	\$50,000
		Total:	\$6,715,289
		Median:	\$375,644
Wildwood Crest			
Potaris George	Kamieniecki Robert	407 E Monterey Ave Un 302	\$785,000
Montgomery James Jr Trust	Pforter Reggie	319 E Topeka Ave	\$475,000
		Total:	\$1,260,000
		Median:	\$630,000
		Total for Cape May County:	\$230,098,990
		Median for Cape May County:	\$815,000