

PROPERTY TRANSFER RECORDS

Weichert
REALTORS®

Weichert Realtors®
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City to Shore

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Property Transfers Recorded in County Clerk's Office between 11/17/25-11/23/25

Seller	Buyer	Property	Price
Avalon			
Munshower Thomas E	Dilella Daniel M	66 Pelican Dr	\$7,000,000
Bramley John Sr	Searle Heidi Lynn	313 76th St	\$6,500,000
Shamrock 39 LLC	161 Thirty-Ninth Street LLC	161 39th St	\$6,100,000
Sinrod Bradley E	Avalon Dunes LLC	1868 Dune Dr	\$3,900,000
Christie James W	Pietrak Jeffrey R	885 21st St	\$3,775,000
Welsh Thomas J Jr	Mc Gahan Gregory J	128 27th St	\$2,600,000
Connor William M	Milne Elizabeth Z	Lot , Block	\$2,600,000
Kennedy K S	Poretta Joseph F	Lot 29.715, Block 20.09	\$1,825,000
Oceans 11 Av LLC	Menichelli Vincent Paul	1088 Avalon Ave	\$150,000
		Total:	\$34,450,000
		Median:	\$3,775,000
Cape May			
918 Stockton Avenue LLC	Cape Anita LLC	918 Stockton Ave	\$2,700,000
Armenino Ciro	Hagan Christine Foley	1110 Pennsylvania Ave	\$1,100,000
Mauermeyer Henry A	De Russo Family Trust	819 Beach Ave 1B	\$560,000
		Total:	\$4,360,000
		Median:	\$1,100,000
Cape May Point			
Travetti Adam V	Wadhia Sujal	202 Ocean Ave Un 5	\$710,000
		Total:	\$710,000
		Median:	\$710,000
Dennis Township			
Pranzo Joseph A Atty&C	City To Sea Investments LLC	46 Easy St	\$799,999
Dennis Twp Board Of Education	Schroer Suzanne	176 Academy Rd	\$151,526
Tino Silvio P	Sacco Eric	Rock Is Rd #272208.	\$51,900
		Total:	\$1,003,425
		Median:	\$151,526
Lower Township			
Ratcliffe Ralph W Est	Fitzsimmons Nancy	2988 Bybrook Dr	\$555,000
Magill Tracey L	Delinski Kathryn Ann	113 Heidi Ave	\$475,000
Mc Pherson Michelle	Lera Eugene Jr	30 Wildwood Ave	\$449,999
Woolf Eileen C	Janick Katarzyna	221 Cedardale Ave	\$412,500
Berry Christopher W	Cushman Austin	1720 Lake Dr	\$330,000
Feliciano Wilgrimaldi	Wf Construction LLC	85 Wildwood Ave	\$300,000
Mclaughlin Theresa Est	Sea Haven Holdings LLC	31 Birch Rd	\$240,000
James Wendra J Adm	James Tiffany	127 Tomlin Ave	\$225,000
Crockett Cody Adm	Cape Coastal Holdings LLC	345 E Miami Ave	\$140,000
Roach Richard	Powers Michael	420 George St	\$90,000
Moore Kimberly A	17 East Miami LLC	17 E Miami Ave	\$22,400
		Total:	\$3,239,899
		Median:	\$300,000
Middle Township			
Huwlyer Daniel P Trust	Lick Marlee H	11 Sanderling Ct	\$769,000
Hunter Charles G III	Wilder Carole Frances	207 Bay Breeze Blvd	\$710,000
Nvr Inc	Jablonski Suzanne	701 Turnstone Pl	\$708,250
Hocking Kevin	640 Old Avalon Blvd LLC	640 Avalon Blvd	\$650,000
Stevenson Keith Allen	Community Options Inc	4 Darrot Dr	\$530,000
Sasse A Jordan	Steele Katherine	19 S 5th St	\$523,000
Emhe Laurie A	124 Realty Associates LLC	26 Crest Rd	\$466,277
Jackson Judith W	Neuer Samantha E	105 Eldredge Ave	\$460,000
Moretti Wendy Marie	Kay Joanne D	90 Wynnemere Court	\$449,000
D R Horton Inc - New Jersey	Buck Judith A	12 Scotty Blvd	\$442,490
Giannotti Albert J	Werba Joseph	2 Freedom Dr	\$415,000
Diehl Joseph Est	Viscuso Paul	144 Lee Ln	\$255,000
Shl Dev LLC	Nvr Inc	215 Muirhead Ln	\$229,200
Pombo Vincent C	D And R Property Holdings LLC	290 NJ 47	\$183,000
Meranshian Gregory	United States Of America	91 N Rte 47	\$127,525
		Total:	\$6,917,742
		Median:	\$460,000
North Wildwood			
Ovph LLC	Ocean Front Holding LLC	1900 Boardwalk	\$1,050,000
Stefanelli William J	Magann Stefanie Nocentino	328 East 7th Ave Un A	\$849,900
2100 NJ Ave LLC	P & R Properties And Design LLC	102 W 21st Ave	\$800,000
2100 NJ Ave LLC	P&R Properties And Design LLC	105 W 22nd Ave	\$800,000
Benavente Patrick V	Leck Paul C III	500 Kennedy Dr Un 329/330	\$475,000
Egan Martin F Jr	Egan Timothy X	123 East 14th Ave	\$150,000
		Total:	\$4,124,900
		Median:	\$800,000
Ocean City			
Thornton Thomas D	Carneyvalino Raymond J	1416 Pleasure Ave	\$3,400,000
421 Fifteenth LLC	Love Shack OcNJ LLC	421 15th St	\$2,499,000
Reynolds Matthew J	Sleeping Dog Properties LLC	5235 Central Ave	\$2,250,000
811 2nd LLC	Gellert Ronald S	811 Second St - 2nd Fl	\$1,825,000
Connor Richard C	Olbrich James Robert Jr	1910 Central Ave	\$1,499,900
Aiken Nancy J	Vp 416 Central Ave LLC	416 Central Ave	\$1,350,000
Russo David	Klemm David	3809-11 West Ave Un A	\$995,000
Simpson Carol J	Laux Walter W	1229-31 Pleasure Ave	\$945,000
Pena Miguel David Trust	Koob Paul	322 Boardwalk	\$825,000
Massa Elizabeth M	Bryan Diann Marie	706-708 North St Un B	\$775,000
Talley Suzanne M	Frazza Beatrice	4448 West Ave	\$689,000
Dufner Danielle K	Dufner Kristofor B	3705 Westminster Ln	\$633,538
Bender Eric M	Clark Matthew James Sr	2137-63 Asbury Ave Un 5	\$378,000
Hill John	DetiberlIs Matthew	840 Ocean Ave	\$139,000
		Total:	\$18,203,438
		Median:	\$970,000
Sea Isle City			
Fisher Thomas J	Door Thomas	8105 Pleasure Ave	\$1,949,900
Milne William E	Berndt Cynthia	8901 Landis Ave	\$1,900,000
4200 Boardwalk LLC	Isbrecht Michele	4200 Boardwalk Un 103	\$1,799,000
Sir Dev LLC	Robinson Glenn	210 39th St	\$1,650,000
Central Enterprises LLC	De Feo Nicholas W	4200 Central Ave	\$1,025,000
8600 Landis LLC	Mullarkey Daniel J	8600 Landis Ave	\$999,999
Wolff Michael E	Bean Andrew	135 5th St Un 12	\$750,000
		Total:	\$10,073,899
		Median:	\$1,650,000
Stone Harbor			
Fitzgerald Thomas J Trust	Pettia Christopher	318 83rd Sreet #9	\$1,875,000
Powell William H III Est	Murray Martin G	109 W Ocean Ave	\$386,000
		Total:	\$2,261,000
		Median:	\$1,130,500
Upper Township			
Howe Meredith C	From The Hip Investments LLC	11 Wilkie Blvd	\$407,000
Coccaro Yolanda	Coccaro Jeffrey M	1 North Dr	\$200,000
Elmwood Developers LLC	Crowell Thomas Iv	940 Rte 50	\$160,000
Germanio John James	Lynch Jack	Washington Ave	\$13,500
		Total:	\$780,500

Property Transfers Recorded in County Clerk's Office between 11/10/25- 1116/25

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		Median:	\$180,000
West Cape May			
Russo Pasquale	Nancy L Smith Revocable Trust	217 Third Ave	\$1,999,999
		Total:	\$1,999,999
		Median:	\$1,999,999
Wildwood			
Batty James	Morris Scott David	232 E Lincoln Ave #1	\$840,000
2100 NJ Ave LLC	P&R Properties And Design LLC	103 West 22nd Ave	\$800,000
3700 Pacific Ave LLC	Mitchell Michael Barron	154 E Lincoln Ave	\$699,000
3700 Pacific Ave LLC	158 Lincoln LLC	158 E Lincoln Ave	\$649,000
Gibbons Stephen	Di Biaggio Joseph	406 West 26th Ave	\$624,900
Ake Harry J	Romano William	428 West Pine Ave	\$600,000
Marchetti Mary Ann	Pitts Daniel	328 East Maple Ave	\$489,900
		Total:	\$4,702,800
		Median:	\$649,000
Wildwood Crest			
Fincke Aaron Frederick	Haddad Pierre	213 E Heather Rd	\$987,500
Orchid 104 LLC	Patel Kartik	410 E Orchid Rd	\$842,000
125 W Morning Glory LLC	White Caps Dev LLC	123-125 W Morning Glory Rd	\$810,000
Patel Kartik	Vieira Carlos M	410 E Orchid Rd	\$752,500
Beau Rivage LLC	Appleton James	9103 Atlantic Ave Un 310	\$419,900
Ocean 1009 LLC	Tumolo James	404 E Denver Ave	\$295,000
		Total:	\$4,106,900
		Median:	\$781,250
Woodbine			
Zweigenbaum David	Patterson Christopher	1216 Washington Ave	\$425,000
		Total:	\$425,000
		Median:	\$425,000
		Total for Cape May County:	\$97,359,501
		Median for Cape May County:	\$694,000

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