

Pinellas Market Lens

Market insight brief - 409,396 filtered parcels - June 13, 2026

Filters

Scope	All Pinellas County parcels
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Exact KPIs

Parcels analyzed	409,396
Median market value	\$312,981
Mean market value	\$415,374
Median price per sqft	\$233
Total market value	\$169,734,746,478
Median tax rate	1.79%
Avg assessed gap	\$133,744
Avg assessed gap %	30.99%

Analyst Takeaways

- The current slice contains 409,396 parcels with a median market value of \$312,981.
- The middle 50% of recorded market values spans \$210,958 to \$464,360.
- St. Petersburg is the largest city segment in this slice with 14,755 parcels.
- Single Family Home is the most common property type represented in the filtered data.
- High-value IQR outliers are exposed as drilldowns so the analysis stays auditable.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
St. Petersburg	14,755	\$300,838
Clearwater	8,267	\$289,496
Largo	4,662	\$263,834
Palm Harbor	4,177	\$361,269
Seminole	3,431	\$321,479
Pinellas Park	2,554	\$255,371
Dunedin	2,353	\$379,944
Tarpon Springs	1,981	\$329,385

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	28,562	\$363,410
Condominium	9,377	\$238,371
Planned Unit Development	2,680	\$300,098
Condo Conversion - Apartments to Platted Condo (Previously Owner-Occupied)	1,001	\$165,092
Manufactured Home (Co-Op or Share Owned)	1,484	\$82,744
Duplex-Triplex-Fourplex	981	\$360,000
Condominium (land lease)	976	\$137,384
Vacant Residential - lot & acreage less than 5 acres	720	\$129,878

Auditable Outliers

Signal	Parcel	Metric
Market Value	7100 ULMERTON RD, Largo	\$37,900,000
Market Value	2001 83RD AVE N, St. Petersburg	\$28,500,000
Market Value	45 KATHERINE BLVD, Palm Harbor	\$24,500,000
Market Value	2550 STATE ROAD 580, Clearwater	\$21,250,000
Market Value	100 PALMETTO RD, Belleair	\$12,849,481
Assessed Gap	BEE POND RD, Palm Harbor	99.35%
Assessed Gap	910 10TH AVE S, St. Petersburg	96.95%
Assessed Gap	784 21ST AVE S, St. Petersburg	96.82%
Assessed Gap	1120 10TH AVE S, St. Petersburg	96.79%
Assessed Gap	1018 10TH AVE S, St. Petersburg	96.73%
Tax Rate	8TH ST N, St. Petersburg	343.53%
Tax Rate	8TH ST N, St. Petersburg	343.53%
Tax Rate	777 3RD AVE N # 1601, St. Petersburg	57.29%
Tax Rate	126 4TH AVE NE # 2101, St. Petersburg	48.88%
Tax Rate	881 6TH AVE S, St. Petersburg	40.40%

Methodology

- Source: Pinellas County Property Appraiser parcel records loaded into the app database.
- Headline KPIs use exact database aggregates and ordered medians against the filtered queryset.
- EDA charts and segment tables use pandas/numpy transformations over the analysis frame.
- Outliers use IQR or top-metric rankings and link back to parcel drilldowns for auditability.
- No predictive model is used in this version because the public dataset lacks MLS sale prices and reliable beds/baths coverage.

- Interactive EDA is capped at 50,000 rows for responsiveness.