

Pinellas Market Lens

Market insight brief - 335 filtered parcels - June 13, 2026

Filters

City	Belleair Beach
Property type	Condominium

Exact KPIs

Parcels analyzed	335
Median market value	\$577,390
Mean market value	\$650,064
Median price per sqft	\$492
Total market value	\$217,771,466
Median tax rate	1.64%
Avg assessed gap	\$52,941
Avg assessed gap %	7.86%

Analyst Takeaways

- The current slice contains 335 parcels with a median market value of \$577,390.
- The middle 50% of recorded market values spans \$495,375 to \$752,162.
- Belleair Beach is the largest city segment in this slice with 335 parcels.
- Condominium 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
Belleair Beach	335	\$577,390

Top Property Type Segments

Type	Parcels	Median Value
Condominium	335	\$577,390

Auditable Outliers

Signal	Parcel	Metric
Market Value	2960 GULF BLVD # B, Belleair Beach	\$2,193,585
Market Value	2980 GULF BLVD # C, Belleair Beach	\$2,178,854

Signal	Parcel	Metric
Market Value	3000 GULF BLVD # D, Belleair Beach	\$1,995,326
Market Value	2940 GULF BLVD # A, Belleair Beach	\$1,950,634
Market Value	2740 GULF BLVD # 1, Belleair Beach	\$1,402,050
Assessed Gap	2000 GULF BLVD # 12, Belleair Beach	76.26%
Assessed Gap	3210 GULF BLVD # 207, Belleair Beach	73.27%
Assessed Gap	3400 GULF BLVD # 206, Belleair Beach	73.04%
Assessed Gap	3400 GULF BLVD # 307, Belleair Beach	72.89%
Assessed Gap	3100 GULF BLVD # 222, Belleair Beach	72.33%
Tax Rate	2450 GULF BLVD # 2A, Belleair Beach	2.65%
Tax Rate	2450 GULF BLVD # 1C, Belleair Beach	2.65%
Tax Rate	2450 GULF BLVD # 7B, Belleair Beach	2.65%
Tax Rate	2450 GULF BLVD # 2B, Belleair Beach	2.65%
Tax Rate	2450 GULF BLVD # 1D, Belleair Beach	2.65%

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.