

Pinellas Property Market Report

25 matching properties • May 30, 2026

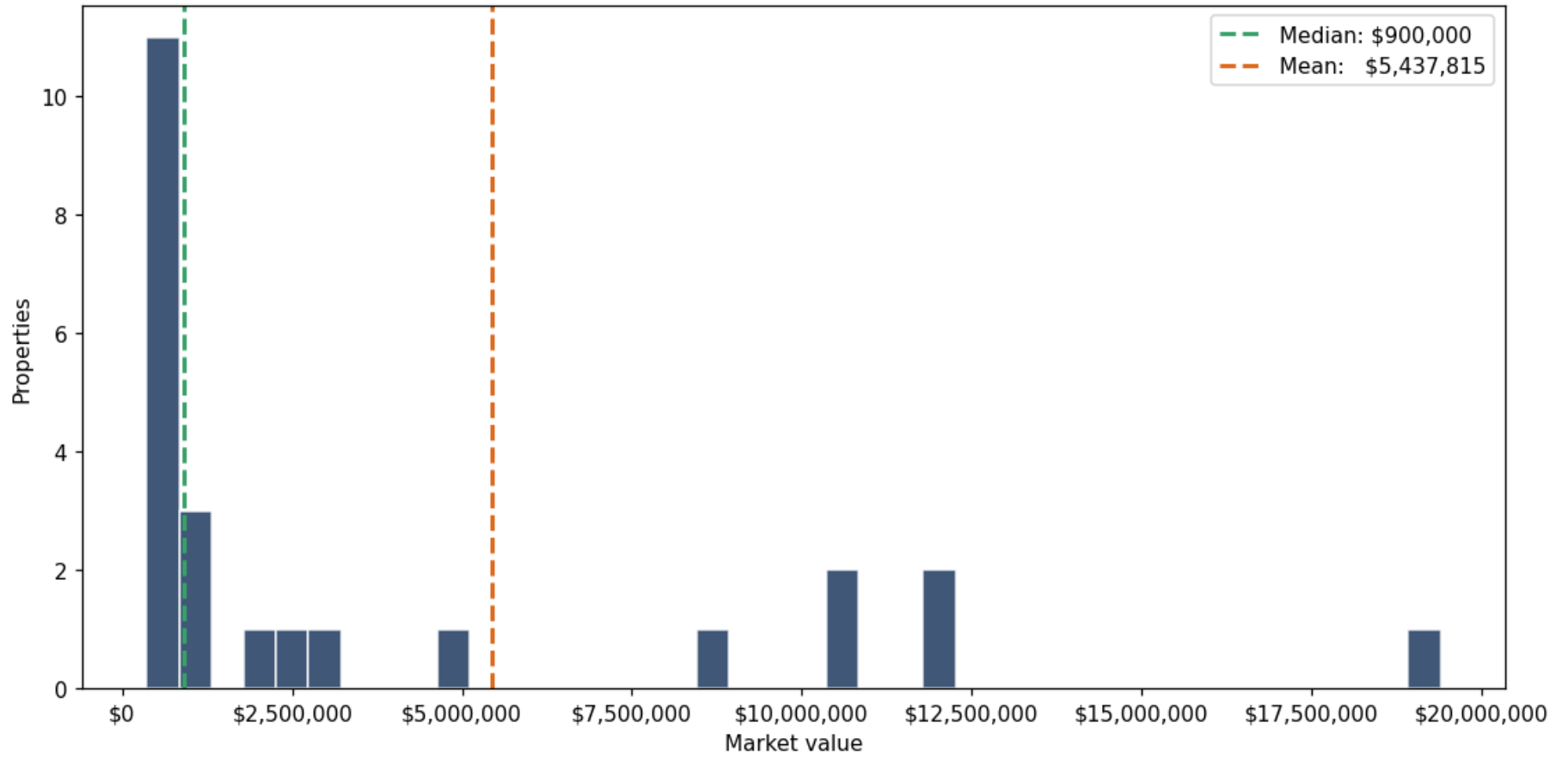
Filters applied	Headline numbers
City: Clearwater	Properties matched: 25
Property type: ALF (10 or more units)	Median market value: \$900,000
	Mean market value: \$5,437,815
	Min / Max: \$360,000 / \$40,500,000
	Mean square footage: 57,881

Top 25 properties by market value

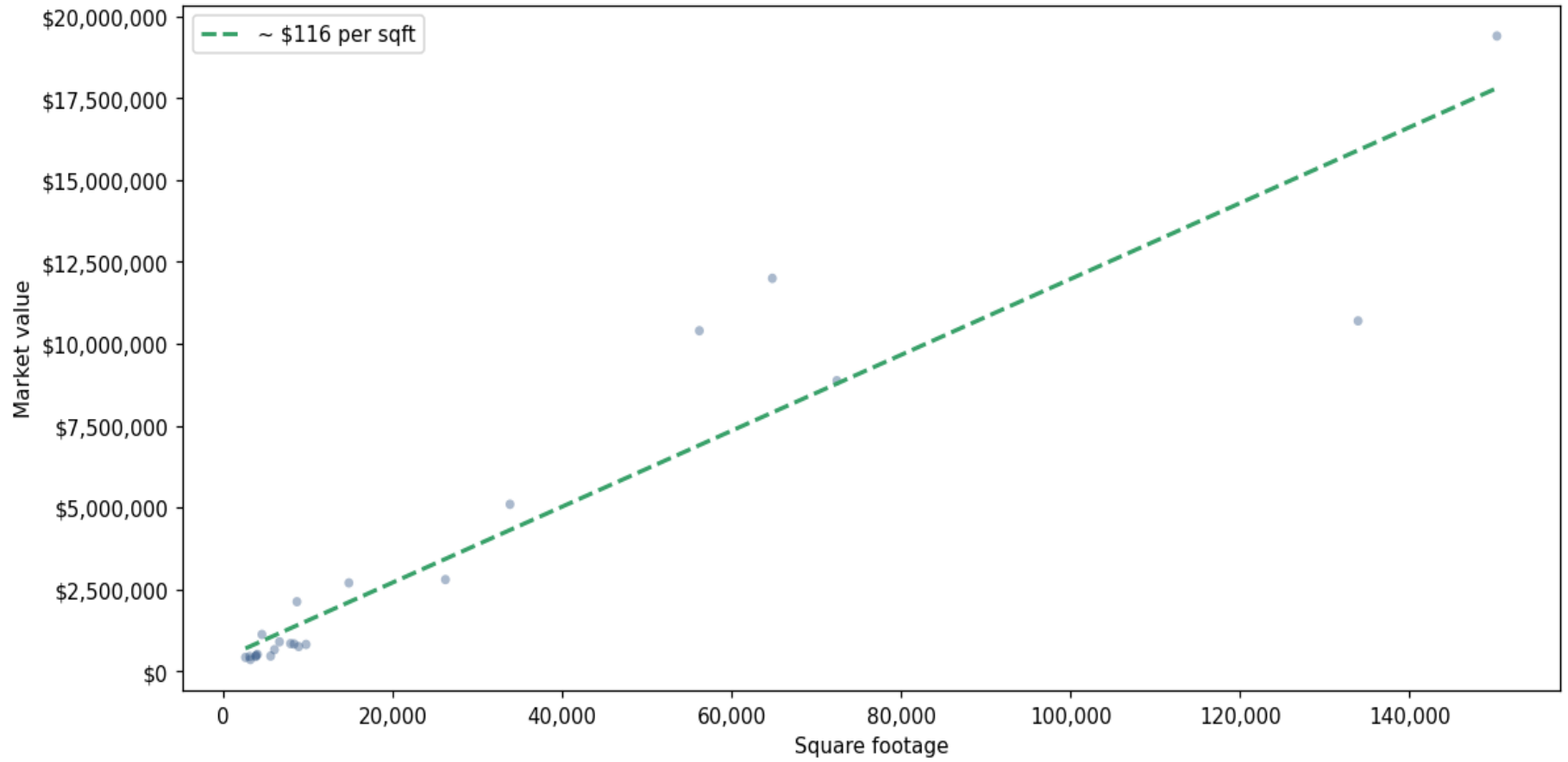
Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
2720 REGENCY OAKS BLVD	Clearwater	ALF (10 or more units)	\$40,500,000	587,942	1991	\$793,440
2425 N MCMULLEN BOOTH RD	Clearwater	ALF (10 or more units)	\$19,400,000	150,301	2024	\$483,805
420 BAY AVE	Clearwater	ALF (10 or more units)	\$12,255,734	219,750	1978	\$325,155
3055 UNION ST	Clearwater	ALF (10 or more units)	\$12,000,000	64,785	2021	\$236,097
2750 DREW ST	Clearwater	ALF (10 or more units)	\$10,700,000	133,916	1984	\$214,809
2050 SAFE HAVEN WAY	Clearwater	ALF (10 or more units)	\$10,400,000	56,174	2024	\$205,133
2155 MONTCLAIR RD	Clearwater	ALF (10 or more units)	\$8,875,000	72,397	2002	\$174,170
620 BELLEAIR RD	Clearwater	ALF (10 or more units)	\$5,100,000	33,820	1999	\$102,567
2075 SAFE HAVEN WAY	Clearwater	ALF (10 or more units)	\$2,800,000	26,203	2024	\$58,057
2120 RANGE RD	Clearwater	ALF (10 or more units)	\$2,700,000	14,810	1982	\$48,381
2057 EDGEWATER DR	Clearwater	ALF (10 or more units)	\$2,125,000	8,676	1960	\$40,640
2470 CURLEW RD	Clearwater	ALF (10 or more units)	\$1,125,000	4,545	1983	\$20,907
2730 CURLEW RD	Clearwater	ALF (10 or more units)	\$900,000	6,618	1956	\$27,889

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
2159 N MCMULLEN BOOTH RD	Clearwater	ALF (10 or more units)	\$845,000	7,922	2001	\$15,681
1510 BARRY RD	Clearwater	ALF (10 or more units)	\$834,652	8,342		\$18,042
926 MYRTLE AVE # C	Clearwater	ALF (10 or more units)	\$820,000	9,755	1995	\$29,028
2298 BELLEAIR RD	Clearwater	ALF (10 or more units)	\$755,000	8,888	1965	\$15,681
411 HAMILTON CRES	Clearwater	ALF (10 or more units)	\$660,000	6,029	1940	\$13,547
2446 NURSERY RD	Clearwater	ALF (10 or more units)	\$515,000	4,017	1956	\$10,644
2143 NE COACHMAN RD	Clearwater	ALF (10 or more units)	\$485,000	3,866	1989	\$10,644
1930 UNION ST	Clearwater	ALF (10 or more units)	\$465,000	5,572	1966	\$9,676
2075 RAINBOW DR	Clearwater	ALF (10 or more units)	\$450,000	3,104	1957	\$9,289
2331 PEMBROOK DR	Clearwater	ALF (10 or more units)	\$450,000	3,808	1980	\$8,836
2700 STATE ROAD 590	Clearwater	ALF (10 or more units)	\$425,000	2,605	1989	\$9,676
1706 N HIGHLAND AVE	Clearwater	ALF (10 or more units)	\$360,000	3,183	1961	\$7,741

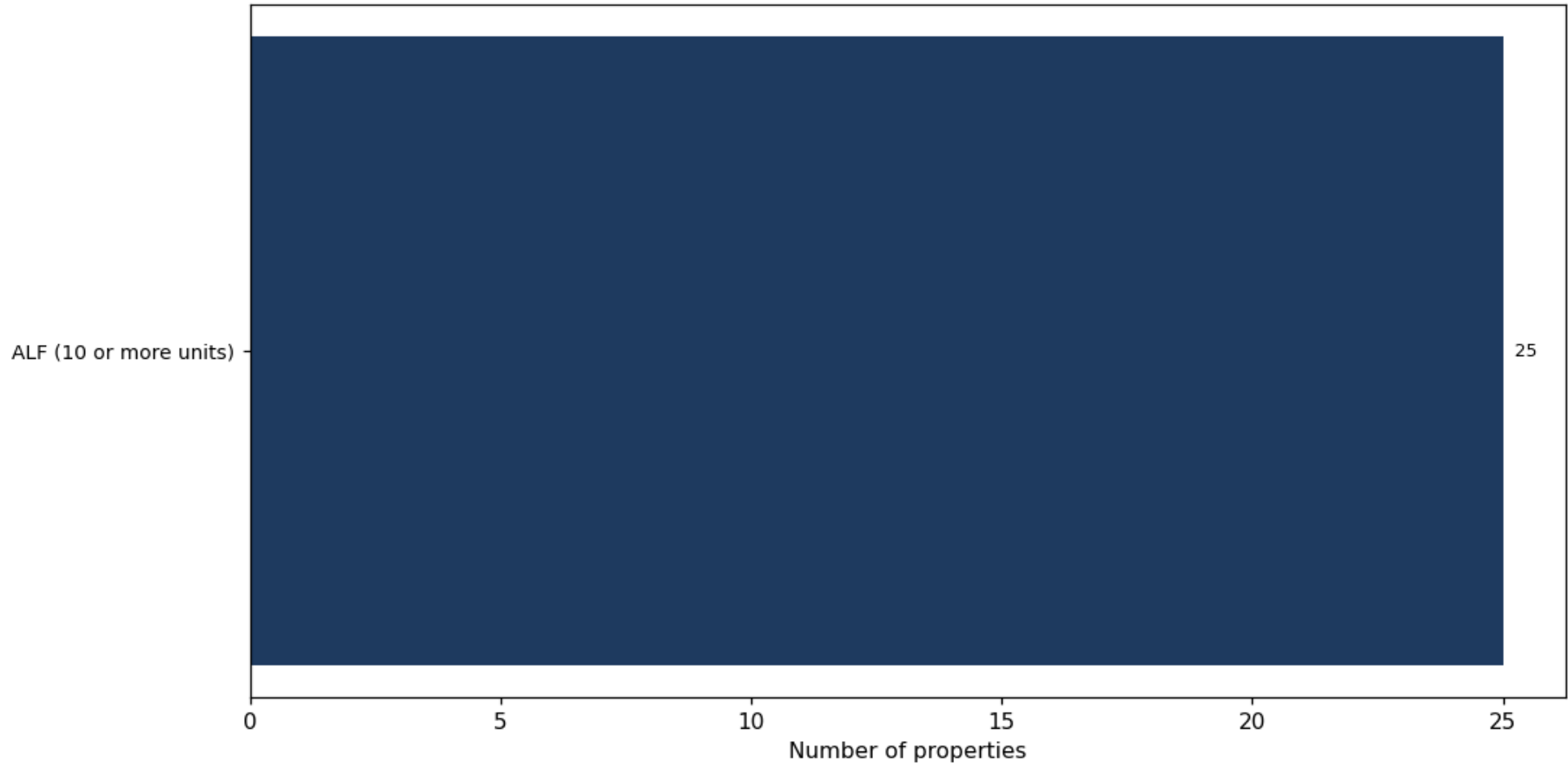
Market value distribution (n=25, top 1% trimmed for readability)



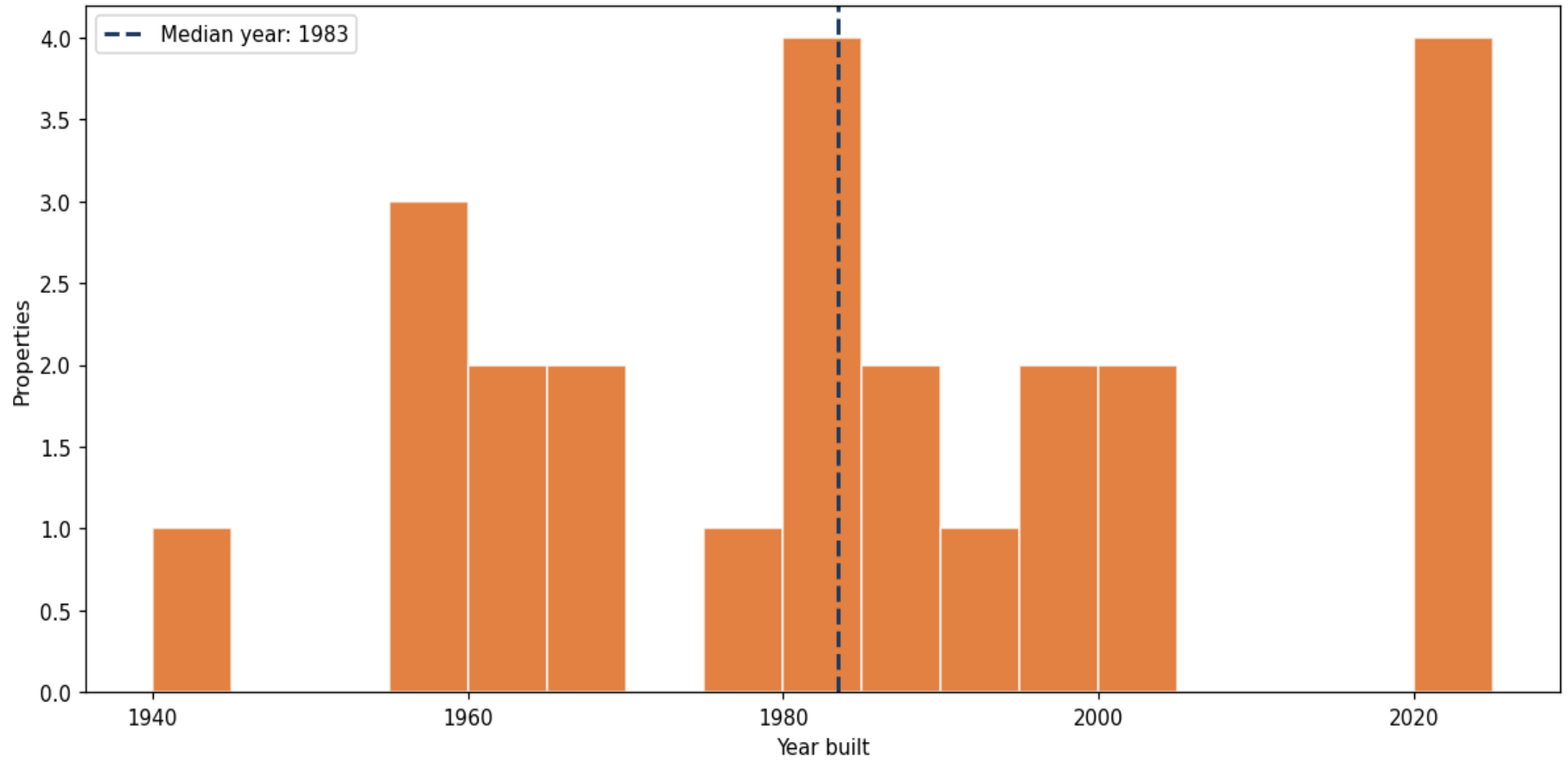
Building size vs. market value (n=23, outliers trimmed)



Top property types by count



Year built distribution (5-year buckets)



Market value vs. assessed value (gap = untaxed appreciation)

