

# Pinellas Property Market Report

32 matching properties • May 31, 2026

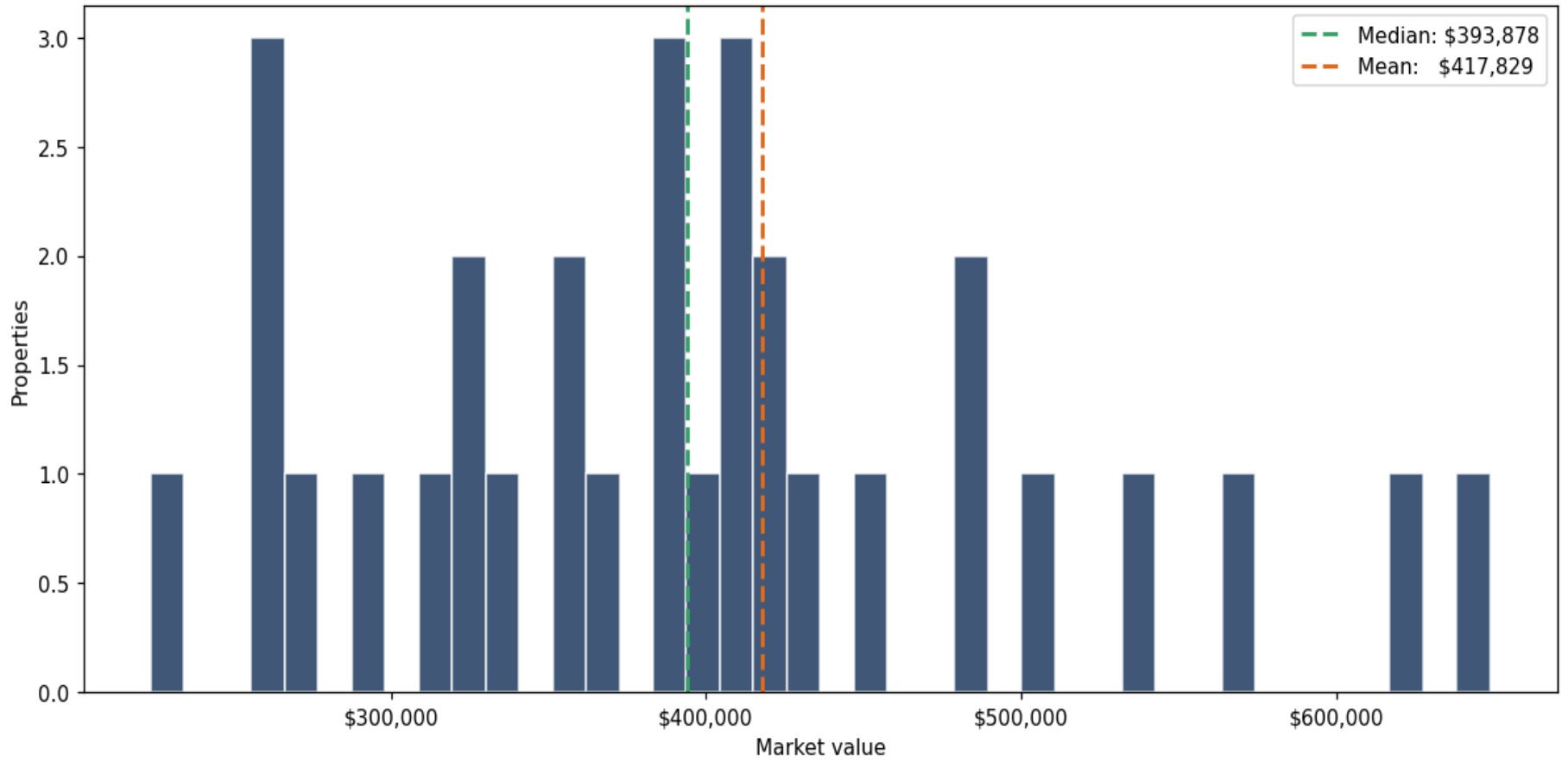
Filters applied	Headline numbers
<b>City:</b> Clearwater	<b>Properties matched:</b> 32
<b>Property type:</b> ALF - Boarding House (less than 10 units)	<b>Median market value:</b> \$396,862
	<b>Mean market value:</b> \$417,829
	<b>Min / Max:</b> \$223,705 / \$1,074,173
	<b>Mean square footage:</b> 2,278

## Top 32 properties by market value

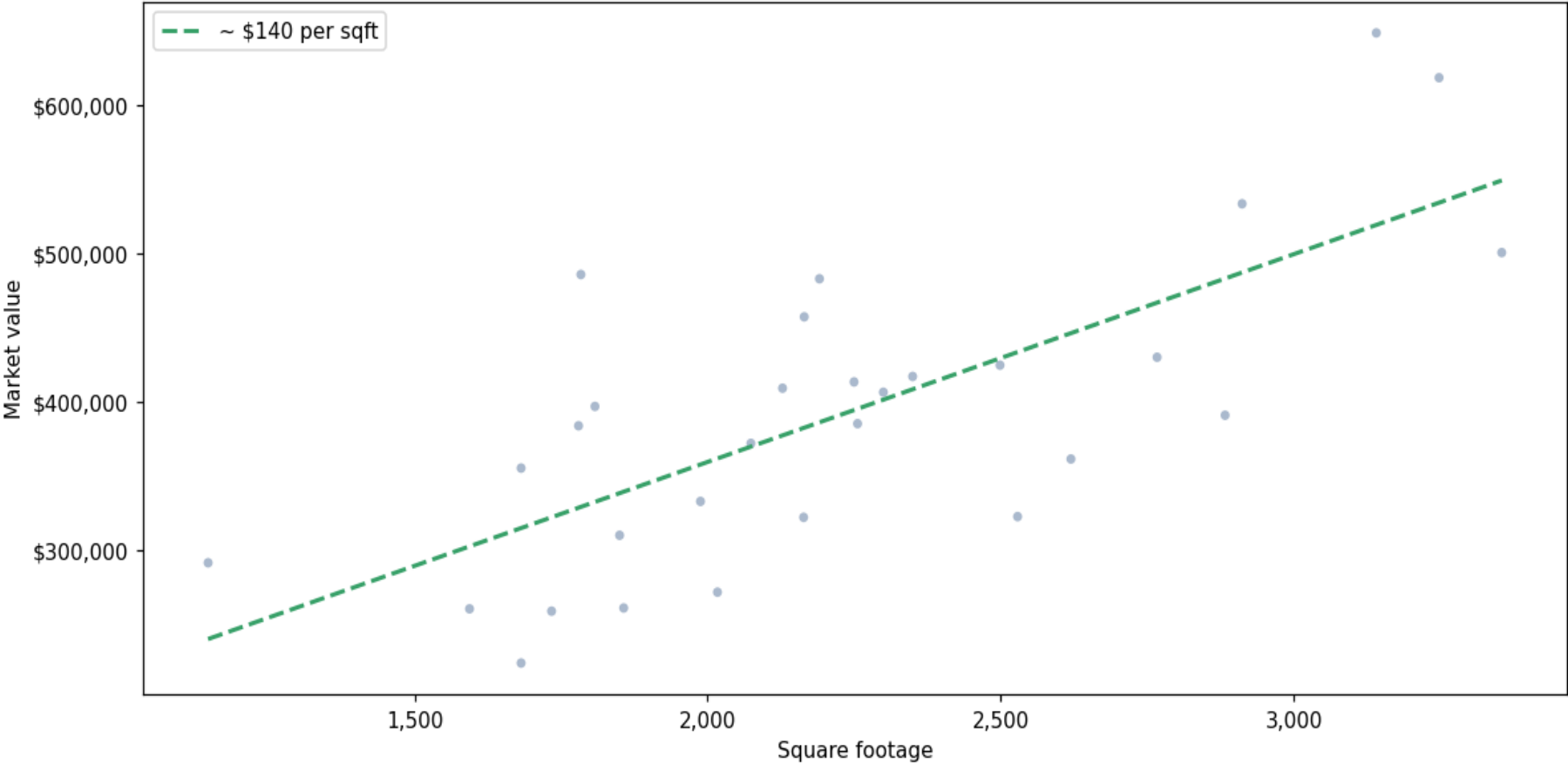
Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
1891 COUNTY ROAD 193	Clearwater	ALF - Boarding House (le	\$1,074,173	2,687	1973	\$20,029
2141 POINCIANA TER	Clearwater	ALF - Boarding House (le	\$648,897	3,141	1980	\$10,902
1329 LAKEVIEW RD	Clearwater	ALF - Boarding House (le	\$618,654	3,248	1997	\$12,108
1430 PALMETTO ST	Clearwater	ALF - Boarding House (le	\$568,778	3,456	1951	\$10,326
1103 NORMANDY RD	Clearwater	ALF - Boarding House (le	\$533,588	2,912	1978	\$10,531
1453 BELLEAIR RD	Clearwater	ALF - Boarding House (le	\$500,676	3,355	1961	\$10,257
2119 LITTLE BROOK LN	Clearwater	ALF - Boarding House (le	\$485,870	1,784	1984	\$8,266
2729 SOUTH DR	Clearwater	ALF - Boarding House (le	\$482,990	2,191	1999	\$8,007
804 S BELCHER RD	Clearwater	ALF - Boarding House (le	\$457,296	2,165	1964	\$8,985
1308 VIEWTOP DR	Clearwater	ALF - Boarding House (le	\$430,026	2,767	1968	\$8,031
1507 MEADOW DALE DR	Clearwater	ALF - Boarding House (le	\$424,684	2,499	1972	\$7,217
2248 ALBRIGHT DR	Clearwater	ALF - Boarding House (le	\$417,076	2,350	1973	\$8,188
3434 ZARA WAY	Clearwater	ALF - Boarding House (le	\$413,382	2,250	1983	\$8,207

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
1404 RIDGE AVE	Clearwater	ALF - Boarding House (le	\$409,145	2,128	1955	\$6,762
2314 HAWTHORNE DR	Clearwater	ALF - Boarding House (le	\$406,408	2,300	1977	\$5,698
1406 BARRY ST	Clearwater	ALF - Boarding House (le	\$396,862	1,808	1965	\$7,447
1711 BALMORAL DR	Clearwater	ALF - Boarding House (le	\$390,893	2,883	1956	\$6,979
2869 SARAH DR	Clearwater	ALF - Boarding House (le	\$385,217	2,256	1972	\$6,983
2542 COUNTRYSIDE PINES DR	Clearwater	ALF - Boarding House (le	\$383,781	1,780	1992	\$6,269
1735 NURSERY RD	Clearwater	ALF - Boarding House (le	\$371,926	2,074	1962	\$7,025
1743 SHARONDALE DR	Clearwater	ALF - Boarding House (le	\$361,370	2,620	1958	\$6,647
1735 JEFFORDS ST	Clearwater	ALF - Boarding House (le	\$355,231	1,682	1964	\$7,067
1496 PINEBROOK DR	Clearwater	ALF - Boarding House (le	\$332,759	1,988	1953	\$5,831
1230 DRUID RD E	Clearwater	ALF - Boarding House (le	\$322,505	2,529	1954	\$6,230
1918 BARRINGTON DR W	Clearwater	ALF - Boarding House (le	\$322,006	2,164	1977	\$6,149
6900 297TH AVE N	Clearwater	ALF - Boarding House (le	\$309,888	1,850	1968	\$6,189
2160 RIVIERA DR	Clearwater	ALF - Boarding House (le	\$291,360	1,148	1955	\$4,872
2308 AMERICUS DR	Clearwater	ALF - Boarding House (le	\$271,535	2,017	1961	\$5,348
1943 SUMMIT DR	Clearwater	ALF - Boarding House (le	\$260,848	1,857	1972	\$5,341
1717 W MANOR AVE	Clearwater	ALF - Boarding House (le	\$260,272	1,594	1974	\$5,343
709 COLLEGE HILL DR	Clearwater	ALF - Boarding House (le	\$258,713	1,734	1969	\$4,841
1107 N GARDEN AVE	Clearwater	ALF - Boarding House (le	\$223,705	1,682	1925	\$3,625

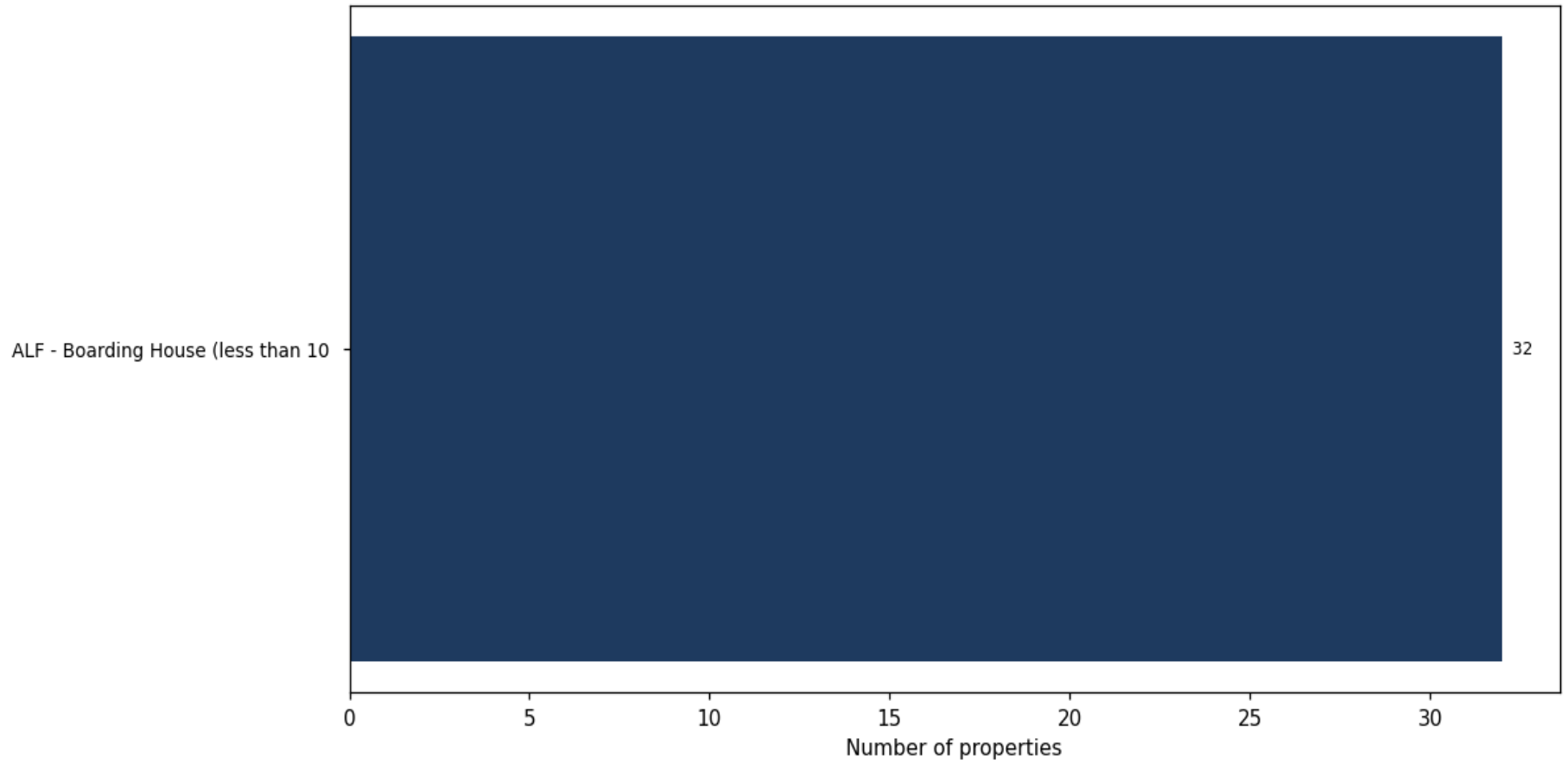
**Market value distribution (n=32, top 1% trimmed for readability)**



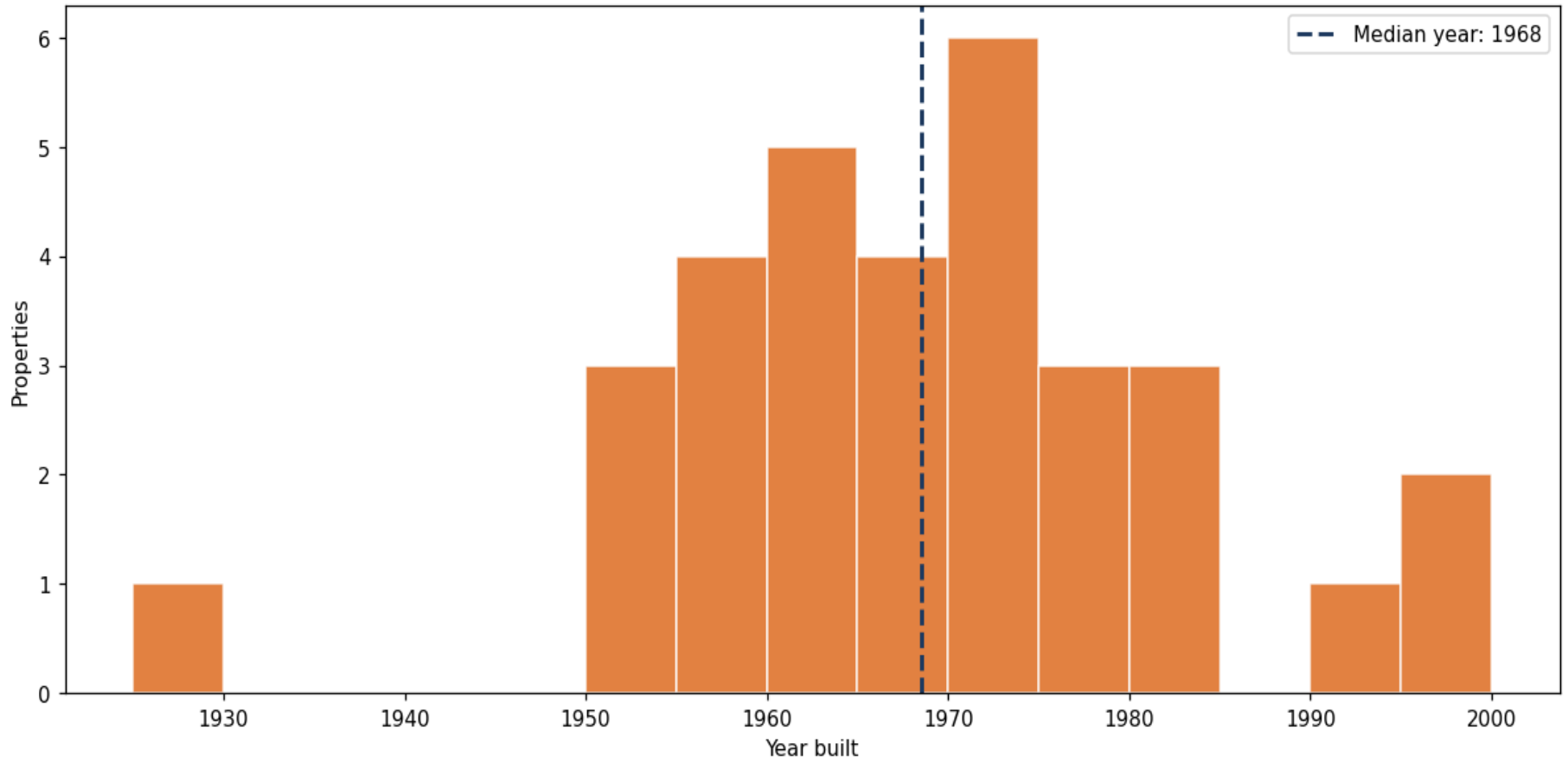
**Building size vs. market value (n=30, outliers trimmed)**



### Top property types by count



**Year built distribution (5-year buckets)**



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

