

Pinellas Market Lens

Market insight brief - 132 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	132
Median market value	\$690,000
Mean market value	\$755,499
Median price per sqft	\$171
Total market value	\$99,725,814
Median tax rate	1.94%
Avg assessed gap	\$106,859
Avg assessed gap %	15.61%

Analyst Takeaways

- The current slice contains 132 parcels with a median market value of \$690,000.
- The middle 50% of recorded market values spans \$550,000 to \$898,467.
- Clearwater is the largest city segment in this slice with 132 parcels.
- Apartments (5-9 units) 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
Clearwater	132	\$690,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	132	\$690,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	16 HEILWOOD ST, Clearwater	\$1,950,000
Market Value	628 MANDALAY AVE, Clearwater	\$1,885,000

Signal	Parcel	Metric
Market Value	490 EAST SHORE DR, Clearwater	\$1,850,000
Market Value	611 BAY ESPLANADE, Clearwater	\$1,725,000
Market Value	185 BRIGHTWATER DR, Clearwater	\$1,475,000
Assessed Gap	1078 SUNSET POINT RD, Clearwater	59.24%
Assessed Gap	1105 DREW ST, Clearwater	48.71%
Assessed Gap	808 DRUID RD E, Clearwater	48.66%
Assessed Gap	808 DRUID RD E, Clearwater	47.66%
Assessed Gap	628 MANDALAY AVE, Clearwater	42.90%
Tax Rate	65 SOMERSET ST, Clearwater	2.93%
Tax Rate	657 BAY ESPLANADE, Clearwater	2.93%
Tax Rate	466 EAST SHORE DR, Clearwater	2.45%
Tax Rate	2492 SHARKEY RD, Clearwater	2.41%
Tax Rate	610 S BETTY LN, Clearwater	2.06%

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.