

Pinellas Market Lens

Market insight brief - 785 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Condo Com Apartments

Exact KPIs

Parcels analyzed	785
Median market value	\$121,206
Mean market value	\$119,778
Median price per sqft	\$153
Total market value	\$94,025,948
Median tax rate	1.94%
Avg assessed gap	\$2,134
Avg assessed gap %	1.49%

Analyst Takeaways

- The current slice contains 785 parcels with a median market value of \$121,206.
- The middle 50% of recorded market values spans \$95,400 to \$132,409.
- Clearwater is the largest city segment in this slice with 785 parcels.
- Condo Com Apartments 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	785	\$121,206

Top Property Type Segments

Type	Parcels	Median Value
Condo Com Apartments	785	\$121,206

Auditable Outliers

Signal	Parcel	Metric
Market Value	223 DOLPHIN PT # 10, Clearwater	\$304,804
Market Value	223 DOLPHIN PT # 5, Clearwater	\$304,804

Signal	Parcel	Metric
Market Value	724 N HIGHLAND AVE, Clearwater	\$295,960
Market Value	718 N HIGHLAND AVE, Clearwater	\$288,056
Market Value	716 N HIGHLAND AVE, Clearwater	\$267,681
Assessed Gap	2533 DRUID RD E, Clearwater	30.19%
Assessed Gap	2509 DRUID RD E, Clearwater	30.19%
Assessed Gap	2529 DRUID RD E, Clearwater	30.19%
Assessed Gap	2537 DRUID RD E, Clearwater	30.19%
Assessed Gap	2517 DRUID RD E, Clearwater	30.19%
Tax Rate	198 N FERNWOOD AVE # 4, Clearwater	2.72%
Tax Rate	198 N FERNWOOD AVE # 1, Clearwater	2.72%
Tax Rate	198 N FERNWOOD AVE # 6, Clearwater	2.69%
Tax Rate	198 N FERNWOOD AVE # 5, Clearwater	2.69%
Tax Rate	198 N FERNWOOD AVE # 3, Clearwater	2.69%

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.