

# Pinellas Market Lens

Market insight brief - 125 filtered parcels - June 13, 2026

## Filters

City	Clearwater
Property type	Condo Industrial/Warehouse (Unit)

## Exact KPIs

Parcels analyzed	125
Median market value	\$116,405
Mean market value	\$224,940
Median price per sqft	\$107
Total market value	\$28,117,449
Median tax rate	2.00%
Avg assessed gap	\$33,684
Avg assessed gap %	17.85%

## Analyst Takeaways

- The current slice contains 125 parcels with a median market value of \$116,405.
- The middle 50% of recorded market values spans \$116,405 to \$155,646.
- Clearwater is the largest city segment in this slice with 125 parcels.
- Condo Industrial/Warehouse (Unit) 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	125	\$116,405

## Top Property Type Segments

Type	Parcels	Median Value
Condo Industrial/Warehouse (Unit)	125	\$116,405

## Auditable Outliers

Signal	Parcel	Metric
Market Value	2100 PALMETTO ST # A, Clearwater	\$3,583,993
Market Value	5160 140TH AVE N # C, Clearwater	\$1,712,006

Signal	Parcel	Metric
Market Value	1750 N BELCHER RD, Clearwater	\$1,643,000
Market Value	2100 PALMETTO ST # C, Clearwater	\$1,584,558
Market Value	5160 140TH AVE N, Clearwater	\$1,440,814
Assessed Gap	EVERGREEN AVE, Clearwater	31.42%
Assessed Gap	15500 EVERGREEN AVE # 8F, Clearwater	31.41%
Assessed Gap	EVERGREEN AVE # 8H, Clearwater	28.21%
Assessed Gap	EVERGREEN AVE # 8I, Clearwater	28.21%
Assessed Gap	EVERGREEN AVE, Clearwater	27.83%
Tax Rate	5160 140TH AVE N # C, Clearwater	2.08%
Tax Rate	15610 EVERGREEN AVE # 23, Clearwater	2.03%
Tax Rate	15594 EVERGREEN AVE # 9, Clearwater	2.02%
Tax Rate	15500 EVERGREEN AVE # 5C, Clearwater	2.00%
Tax Rate	15610 EVERGREEN AVE # 26, Clearwater	2.00%

## 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.