

Pinellas Market Lens

Market insight brief - 462 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Condo Office (Unit)

Exact KPIs

Parcels analyzed	462
Median market value	\$192,550
Mean market value	\$304,277
Median price per sqft	\$145
Total market value	\$140,576,050
Median tax rate	1.86%
Avg assessed gap	\$27,431
Avg assessed gap %	10.00%

Analyst Takeaways

- The current slice contains 462 parcels with a median market value of \$192,550.
- The middle 50% of recorded market values spans \$146,981 to \$318,325.
- Clearwater is the largest city segment in this slice with 462 parcels.
- Condo Office (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	462	\$192,550

Top Property Type Segments

Type	Parcels	Median Value
Condo Office (Unit)	462	\$192,550

Auditable Outliers

Signal	Parcel	Metric
Market Value	455 PINELLAS ST # 400, Clearwater	\$3,884,000
Market Value	455 PINELLAS ST # 1, Clearwater	\$3,457,000

Signal	Parcel	Metric
Market Value	455 PINELLAS ST # 2, Clearwater	\$3,365,000
Market Value	3190 N MCMULLEN BOOTH RD # 100, Clearwater	\$2,270,000
Market Value	1218 COURT ST, Clearwater	\$1,574,750
Assessed Gap	455 PINELLAS ST # 330, Clearwater	54.90%
Assessed Gap	1428 GULF TO BAY BLVD # 10, Clearwater	48.98%
Assessed Gap	1426 GULF TO BAY BLVD # 1, Clearwater	48.98%
Assessed Gap	1428 GULF TO BAY BLVD # 6, Clearwater	48.98%
Assessed Gap	2380 DREW ST # 7-A, Clearwater	45.94%
Tax Rate	1001 S FT HARRISON AVE # 101, Clearwater	2.67%
Tax Rate	880 MANDALAY AVE # CU-9, Clearwater	2.51%
Tax Rate	2201 NE COACHMAN RD # 200, Clearwater	2.42%
Tax Rate	561 S DUNCAN AVE, Clearwater	2.38%
Tax Rate	880 MANDALAY AVE # CU-13, Clearwater	2.32%

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.