

Pinellas Market Lens

Market insight brief • 22,523 filtered parcels • June 13, 2026

Filters

City	Clearwater
Property type	Condominium

Exact KPIs

Parcels analyzed	22,523
Median market value	\$187,896
Mean market value	\$343,744
Median price per sqft	\$176
Total market value	\$7,741,801,112
Median tax rate	1.62%
Avg assessed gap	\$61,988
Avg assessed gap %	21.10%

Analyst Takeaways

- The current slice contains 22,523 parcels with a median market value of \$187,896.
- The middle 50% of recorded market values spans \$142,856 to \$389,152.
- Clearwater is the largest city segment in this slice with 22,523 parcels.
- Condominium 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	22,523	\$187,896

Top Property Type Segments

Type	Parcels	Median Value
Condominium	17,239	\$226,456
Condominium (land lease)	5,284	\$142,366

Auditable Outliers

Signal	Parcel	Metric
Market Value	5 N OSCEOLA AVE # 801, Clearwater	\$8,822,112

Signal	Parcel	Metric
Market Value	11 BAYMONT ST # 1501, Clearwater	\$6,802,286
Market Value	11 BAYMONT ST # 1601, Clearwater	\$5,579,419
Market Value	301 S GULFVIEW BLVD # 701, Clearwater	\$5,122,086
Market Value	301 S GULFVIEW BLVD # 702, Clearwater	\$4,600,000
Assessed Gap	1204 HAMMOCK PINE BLVD, Clearwater	91.83%
Assessed Gap	1460 GULF BLVD # 505, Clearwater	85.55%
Assessed Gap	2915 LICHEN LN # A, Clearwater	84.86%
Assessed Gap	2560 HARN BLVD # 19, Clearwater	82.22%
Assessed Gap	2970 MISSION DR E, Clearwater	81.31%
Tax Rate	2466 ECUADORIAN WAY # 20, Clearwater	4.72%
Tax Rate	298 SKIFF PT # 101, Clearwater	3.92%
Tax Rate	298 SKIFF PT # 103, Clearwater	3.88%
Tax Rate	298 SKIFF PT # 102, Clearwater	3.88%
Tax Rate	55 ROGERS ST # 402, Clearwater	3.59%

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.