

# Pinellas Market Lens

Market insight brief - 5,284 filtered parcels - June 13, 2026

## Filters

City	Clearwater
Property type	Condominium (land lease)

## Exact KPIs

Parcels analyzed	5,284
Median market value	\$142,366
Mean market value	\$146,663
Median price per sqft	\$126
Total market value	\$774,967,670
Median tax rate	1.37%
Avg assessed gap	\$37,222
Avg assessed gap %	25.20%

## Analyst Takeaways

- The current slice contains 5,284 parcels with a median market value of \$142,366.
- The middle 50% of recorded market values spans \$119,401 to \$169,319.
- Clearwater is the largest city segment in this slice with 5,284 parcels.
- Condominium (land lease) 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	5,284	\$142,366

## Top Property Type Segments

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

## Auditable Outliers

Signal	Parcel	Metric
Market Value	2019 UTOPIAN DR W # 110, Clearwater	\$355,493
Market Value	2285 NORWEGIAN DR # 1, Clearwater	\$353,318

Signal	Parcel	Metric
Market Value	2020 SHANGRILA DR # 301, Clearwater	\$346,689
Market Value	2223 PHILIPPINE DR # 19, Clearwater	\$331,700
Market Value	2222 NORWEGIAN DR # 2, Clearwater	\$331,700
Assessed Gap	2970 MISSION DR E, Clearwater	81.31%
Assessed Gap	2070 WORLD PARKWAY BLVD # 46, Clearwater	80.05%
Assessed Gap	1623 MISSION HILLS BLVD, Clearwater	79.24%
Assessed Gap	2100 WORLD PARKWAY BLVD # 16, Clearwater	79.08%
Assessed Gap	1387 MISSION HILLS BLVD # 39-B, Clearwater	78.08%
Tax Rate	2466 ECUADORIAN WAY # 20, Clearwater	4.72%
Tax Rate	2987 FLINT DR, Clearwater	2.12%
Tax Rate	2021 SHANGRILA DR # 14, Clearwater	2.11%
Tax Rate	2022 CAMELOT DR # 9, Clearwater	2.10%
Tax Rate	2231 UTOPIAN DR E # 315, Clearwater	2.04%

## 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.