

# Pinellas Market Lens

Market insight brief - 47 filtered parcels - June 13, 2026

## Filters

City	Clearwater
Property type	Financial Institution

## Exact KPIs

Parcels analyzed	47
Median market value	\$1,365,000
Mean market value	\$1,493,070
Median price per sqft	\$323
Total market value	\$70,174,278
Median tax rate	1.94%
Avg assessed gap	\$9,537
Avg assessed gap %	0.63%

## Analyst Takeaways

- The current slice contains 47 parcels with a median market value of \$1,365,000.
- The middle 50% of recorded market values spans \$1,078,500 to \$1,601,750.
- Clearwater is the largest city segment in this slice with 47 parcels.
- Financial Institution 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	47	\$1,365,000

## Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	47	\$1,365,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	423 MANDALAY AVE, Clearwater	\$4,568,369
Market Value	715 S FT HARRISON AVE, Clearwater	\$3,395,000

Signal	Parcel	Metric
Market Value	2400 GULF TO BAY BLVD, Clearwater	\$2,745,000
Market Value	1640 GULF TO BAY BLVD, Clearwater	\$2,670,000
Market Value	555 MANDALAY AVE, Clearwater	\$2,556,000
Assessed Gap	400 LAURA ST, Clearwater	12.53%
Assessed Gap	26417 US HIGHWAY 19 N, Clearwater	8.98%
Assessed Gap	2551 SUNSET POINT RD, Clearwater	4.72%
Assessed Gap	423 MANDALAY AVE, Clearwater	3.22%
Assessed Gap	26627 US HIGHWAY 19 N, Clearwater	0.06%
Tax Rate	400 LAURA ST, Clearwater	2.09%
Tax Rate	423 MANDALAY AVE, Clearwater	2.08%
Tax Rate	630 LAURA ST, Clearwater	2.05%
Tax Rate	2440 SUNSET POINT RD, Clearwater	1.94%
Tax Rate	1601 GULF TO BAY BLVD, Clearwater	1.94%

## 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.