

Pinellas Market Lens

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

Filters

City	Clearwater
Property type	General Office

Exact KPIs

Parcels analyzed	462
Median market value	\$433,750
Mean market value	\$1,159,905
Median price per sqft	\$127
Total market value	\$535,876,049
Median tax rate	1.97%
Avg assessed gap	\$6,897
Avg assessed gap %	1.77%

Analyst Takeaways

- The current slice contains 462 parcels with a median market value of \$433,750.
- The middle 50% of recorded market values spans \$255,875 to \$916,375.
- Clearwater is the largest city segment in this slice with 462 parcels.
- General Office 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	\$433,750

Top Property Type Segments

Type	Parcels	Median Value
General Office	398	\$380,000
General Office Bldg - multi-story/campus	64	\$3,977,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	311 PARK PLACE BLVD, Clearwater	\$18,400,000

Signal	Parcel	Metric
Market Value	18167 US HIGHWAY 19 N, Clearwater	\$15,900,000
Market Value	19387 US HIGHWAY 19 N, Clearwater	\$14,250,000
Market Value	300 PARK PLACE BLVD, Clearwater	\$12,500,000
Market Value	380 PARK PLACE BLVD, Clearwater	\$12,185,000
Assessed Gap	1505 N FT HARRISON AVE, Clearwater	74.23%
Assessed Gap	18 N JEFFERSON AVE, Clearwater	44.49%
Assessed Gap	1449 COURT ST, Clearwater	42.00%
Assessed Gap	540 BAY AVE, Clearwater	33.38%
Assessed Gap	221 N BELCHER RD, Clearwater	27.89%
Tax Rate	1201 HAMLET AVE, Clearwater	2.97%
Tax Rate	1004 S MARTIN LUTHER KING JR AVE, Clearwater	2.76%
Tax Rate	300 S SATURN AVE, Clearwater	2.66%
Tax Rate	18401 US HIGHWAY 19 N, Clearwater	2.54%
Tax Rate	1446 COURT ST, Clearwater	2.52%

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.