

# Pinellas Market Lens

Market insight brief - 199 filtered parcels - June 13, 2026

## Filters

City	Clearwater
Property type	Marina Condo - Wet Slip (Individually Owned)

## Exact KPIs

Parcels analyzed	199
Median market value	\$56,652
Mean market value	\$53,934
Median price per sqft	\$98
Total market value	\$10,678,859
Median tax rate	2.25%
Avg assessed gap	\$1,353
Avg assessed gap %	1.83%

## Analyst Takeaways

- The current slice contains 199 parcels with a median market value of \$56,652.
- The middle 50% of recorded market values spans \$21,122 to \$64,345.
- Clearwater is the largest city segment in this slice with 199 parcels.
- Marina Condo - Wet Slip (Individually Owned) 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	199	\$56,652

## Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	199	\$56,652

## Auditable Outliers

Signal	Parcel	Metric
Market Value	SAND KEY ESTATES CT, Clearwater	\$308,006
Market Value	200 WINDWARD PSGE # 91, Clearwater	\$189,380

Signal	Parcel	Metric
Market Value	200 WINDWARD PSGE # 87, Clearwater	\$185,640
Market Value	200 WINDWARD PSGE # 90, Clearwater	\$180,030
Market Value	200 WINDWARD PSGE # 89, Clearwater	\$179,690
Assessed Gap	200 WINDWARD PSGE # 83-A, Clearwater	31.36%
Assessed Gap	200 WINDWARD PSGE # 83, Clearwater	14.89%
Assessed Gap	200 WINDWARD PSGE # 38, Clearwater	10.62%
Assessed Gap	200 WINDWARD PSGE # 89, Clearwater	10.22%
Assessed Gap	200 WINDWARD PSGE # 80, Clearwater	8.71%
Tax Rate	200 WINDWARD PSGE # 92, Clearwater	2.64%
Tax Rate	200 WINDWARD PSGE # 93, Clearwater	2.42%
Tax Rate	200 WINDWARD PSGE # 60, Clearwater	2.39%
Tax Rate	WINDWARD PSGE, Clearwater	2.36%
Tax Rate	200 WINDWARD PSGE # 83, 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.