

Pinellas Market Lens

Market insight brief - 77 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Restaurant, Cafeteria

Exact KPIs

Parcels analyzed	77
Median market value	\$1,045,000
Mean market value	\$1,316,458
Median price per sqft	\$227
Total market value	\$101,367,300
Median tax rate	1.99%
Avg assessed gap	\$49,779
Avg assessed gap %	3.46%

Analyst Takeaways

- The current slice contains 77 parcels with a median market value of \$1,045,000.
- The middle 50% of recorded market values spans \$705,000 to \$1,718,900.
- Clearwater is the largest city segment in this slice with 77 parcels.
- Restaurant, Cafeteria 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	77	\$1,045,000

Top Property Type Segments

Type	Parcels	Median Value
Restaurant, Cafeteria	77	\$1,045,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	7 ROCKAWAY ST, Clearwater	\$5,185,000
Market Value	20 ISLAND WAY, Clearwater	\$4,000,000

Signal	Parcel	Metric
Assessed Gap	1411 GULF TO BAY BLVD, Clearwater	42.06%
Assessed Gap	725 CLEVELAND ST, Clearwater	31.19%
Assessed Gap	2930 GULF TO BAY BLVD, Clearwater	28.50%
Assessed Gap	454 POINSETTIA AVE, Clearwater	28.14%
Assessed Gap	7 ROCKAWAY ST, Clearwater	17.60%
Tax Rate	2930 GULF TO BAY BLVD, Clearwater	2.25%
Tax Rate	1200 CLEVELAND ST, Clearwater	2.21%
Tax Rate	811 CLEVELAND ST, Clearwater	2.16%
Tax Rate	1764 GULF TO BAY BLVD, Clearwater	2.14%
Tax Rate	1411 GULF TO BAY BLVD, Clearwater	2.14%

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.