

Pinellas Market Lens

Market insight brief - 178 filtered parcels - June 13, 2026

Filters

City	Clearwater
Property type	Strip Store - (2 or more stores)

Exact KPIs

Parcels analyzed	178
Median market value	\$892,500
Mean market value	\$1,522,837
Median price per sqft	\$111
Total market value	\$271,065,000
Median tax rate	2.01%
Avg assessed gap	\$30,957
Avg assessed gap %	2.64%

Analyst Takeaways

- The current slice contains 178 parcels with a median market value of \$892,500.
- The middle 50% of recorded market values spans \$476,250 to \$1,747,500.
- Clearwater is the largest city segment in this slice with 178 parcels.
- Strip Store - (2 or more stores) 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	178	\$892,500

Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	178	\$892,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	2130 GULF TO BAY BLVD, Clearwater	\$19,075,000
Market Value	1241 GULF BLVD, Clearwater	\$13,125,000

Signal	Parcel	Metric
Market Value	2530 STATE ROAD 580, Clearwater	\$10,220,000
Market Value	26252 US HIGHWAY 19 N, Clearwater	\$7,865,000
Market Value	26277 US HIGHWAY 19 N, Clearwater	\$7,225,000
Assessed Gap	327 CORONADO DR, Clearwater	33.48%
Assessed Gap	1736 DREW ST, Clearwater	20.71%
Assessed Gap	26210 US HIGHWAY 19 N, Clearwater	16.95%
Assessed Gap	2250 STATE ROAD 580, Clearwater	16.78%
Assessed Gap	1884 DREW ST, Clearwater	16.68%
Tax Rate	19080 US HIGHWAY 19 N, Clearwater	4.36%
Tax Rate	26252 US HIGHWAY 19 N, Clearwater	2.51%
Tax Rate	28384 US HIGHWAY 19 N, Clearwater	2.38%
Tax Rate	2198 NE COACHMAN RD, Clearwater	2.37%
Tax Rate	1621 GULF TO BAY BLVD, 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.