

Pinellas Market Lens

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

Filters

City	Clearwater
Property type	Superstores - Retail

Exact KPIs

Parcels analyzed	13
Median market value	\$12,015,000
Mean market value	\$11,406,538
Median price per sqft	\$101
Total market value	\$148,285,000
Median tax rate	1.96%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 13 parcels with a median market value of \$12,015,000.
- The middle 50% of recorded market values spans \$8,740,000 to \$14,000,000.
- Clearwater is the largest city segment in this slice with 13 parcels.
- Superstores - Retail is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Clearwater	13	\$12,015,000

Top Property Type Segments

Type	Parcels	Median Value
Superstores - Retail	13	\$12,015,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	2575 GULF TO BAY BLVD, Clearwater	0.00%
Assessed Gap	26900 US HIGHWAY 19 N, Clearwater	0.00%
Assessed Gap	25550 US HIGHWAY 19 N, Clearwater	0.00%

Signal	Parcel	Metric
Assessed Gap	2655 GULF TO BAY BLVD, Clearwater	0.00%
Assessed Gap	24244 US HIGHWAY 19 N, Clearwater	0.00%
Tax Rate	23106 US HIGHWAY 19 N, Clearwater	1.99%
Tax Rate	26900 US HIGHWAY 19 N, Clearwater	1.97%
Tax Rate	24244 US HIGHWAY 19 N, Clearwater	1.96%
Tax Rate	2747 GULF TO BAY BLVD, Clearwater	1.96%
Tax Rate	2575 GULF TO BAY BLVD, Clearwater	1.96%

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.