

Pinellas Market Lens

Market Insight brief - 9 filtered parcels - June 13, 2026

Filters

City	Crystal Beach
Property type	Single Family - more than one house per parcel

Exact KPIs

Parcels analyzed	9
Median market value	\$702,541
Mean market value	\$896,664
Median price per sqft	\$328
Total market value	\$8,069,972
Median tax rate	1.81%
Avg assessed gap	\$279,738
Avg assessed gap %	26.11%

Analyst Takeaways

- The current slice contains 9 parcels with a median market value of \$702,541.
- The middle 50% of recorded market values spans \$370,457 to \$1,262,860.
- Crystal Beach is the largest city segment in this slice with 9 parcels.
- Single Family - more than one house per parcel 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
Crystal Beach	9	\$702,541

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	9	\$702,541

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	610 KENTUCKY AVE, Crystal Beach	53.67%
Assessed Gap	609 INDIANA AVE, Crystal Beach	47.60%
Assessed Gap	609 MAYO, Crystal Beach	45.98%

Signal	Parcel	Metric
Assessed Gap	103 HENRY LN, Crystal Beach	29.57%
Assessed Gap	401 MARYLAND AVE, Crystal Beach	26.97%
Tax Rate	609 INDIANA AVE, Crystal Beach	2.12%
Tax Rate	607 OHIO AVE, Crystal Beach	1.91%
Tax Rate	609 MAYO, Crystal Beach	1.84%
Tax Rate	401 MARYLAND AVE, Crystal Beach	1.83%
Tax Rate	103 HENRY LN, Crystal Beach	1.81%

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.