

# Pinellas Market Lens

Market insight brief - 643 filtered parcels - June 13, 2026

## Filters

City	Crystal Beach
Property type	Single Family Home

## Exact KPIs

Parcels analyzed	643
Median market value	\$546,254
Mean market value	\$724,902
Median price per sqft	\$334
Total market value	\$466,112,001
Median tax rate	1.81%
Avg assessed gap	\$254,933
Avg assessed gap %	33.75%

## Analyst Takeaways

- The current slice contains 643 parcels with a median market value of \$546,254.
- The middle 50% of recorded market values spans \$361,092 to \$893,416.
- Crystal Beach is the largest city segment in this slice with 643 parcels.
- Single Family Home 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
Crystal Beach	643	\$546,254

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	643	\$546,254

## Auditable Outliers

Signal	Parcel	Metric
Market Value	601 MAYO, Crystal Beach	\$4,109,292
Market Value	629 MAYO ST, Crystal Beach	\$3,668,169

Signal	Parcel	Metric
Market Value	515 MAYO, Crystal Beach	\$3,605,486
Market Value	908 POINT SEASIDE DR, Crystal Beach	\$3,132,158
Market Value	517 MAYO, Crystal Beach	\$2,937,868
Assessed Gap	312 BAY ST, Crystal Beach	76.22%
Assessed Gap	515 MARYLAND AVE, Crystal Beach	75.42%
Assessed Gap	397 KENTUCKY AVE, Crystal Beach	74.49%
Assessed Gap	403 MAYO, Crystal Beach	74.21%
Assessed Gap	110 GEORGIA AVE, Crystal Beach	74.19%
Tax Rate	775 SEAVIEW DR, Crystal Beach	9.16%
Tax Rate	966 POINT SEASIDE DR, Crystal Beach	3.04%
Tax Rate	614 MARYLAND AVE, Crystal Beach	2.73%
Tax Rate	708 MAYO, Crystal Beach	2.67%
Tax Rate	204 CHARLESTON AVE, Crystal Beach	2.61%

## 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.