

Pinellas Market Lens

Market insight brief - 86 filtered parcels - June 13, 2026

Filters

City	Crystal Beach
Property type	Vacant Residential - lot

Exact KPIs

Parcels analyzed	86
Median market value	\$206,708
Mean market value	\$255,687
Median price per sqft	-
Total market value	\$21,989,042
Median tax rate	1.90%
Avg assessed gap	\$124,042
Avg assessed gap %	50.45%

Analyst Takeaways

- The current slice contains 86 parcels with a median market value of \$206,708.
- The middle 50% of recorded market values spans \$183,611 to \$259,019.
- Crystal Beach is the largest city segment in this slice with 86 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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	86	\$206,708

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	86	\$206,708

Auditable Outliers

Signal	Parcel	Metric
Market Value	621 MAYO, Crystal Beach	\$1,212,280
Market Value	879 SEAVIEW CIR, Crystal Beach	\$547,526

Signal	Parcel	Metric
Market Value	SEAVIEW CIR, Crystal Beach	\$545,391
Market Value	SEAVIEW CIR, Crystal Beach	\$536,613
Market Value	ALT 19, Crystal Beach	\$500,600
Assessed Gap	SEAVIEW CIR, Crystal Beach	93.32%
Assessed Gap	SEAVIEW CIR, Crystal Beach	92.68%
Assessed Gap	SEAVIEW CIR, Crystal Beach	92.62%
Assessed Gap	915 SEAVIEW CIR, Crystal Beach	92.61%
Assessed Gap	SEAVIEW CIR, Crystal Beach	92.11%
Tax Rate	GEORGIA AVE, Crystal Beach	2.64%
Tax Rate	ALT 19, Crystal Beach	2.24%
Tax Rate	235 SANCTUARY DR, Crystal Beach	2.19%
Tax Rate	915 SEAVIEW CIR, Crystal Beach	2.06%
Tax Rate	SEAVIEW CIR, Crystal Beach	2.06%

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.