

Pinellas Property Market Report

14 matching properties • May 30, 2026

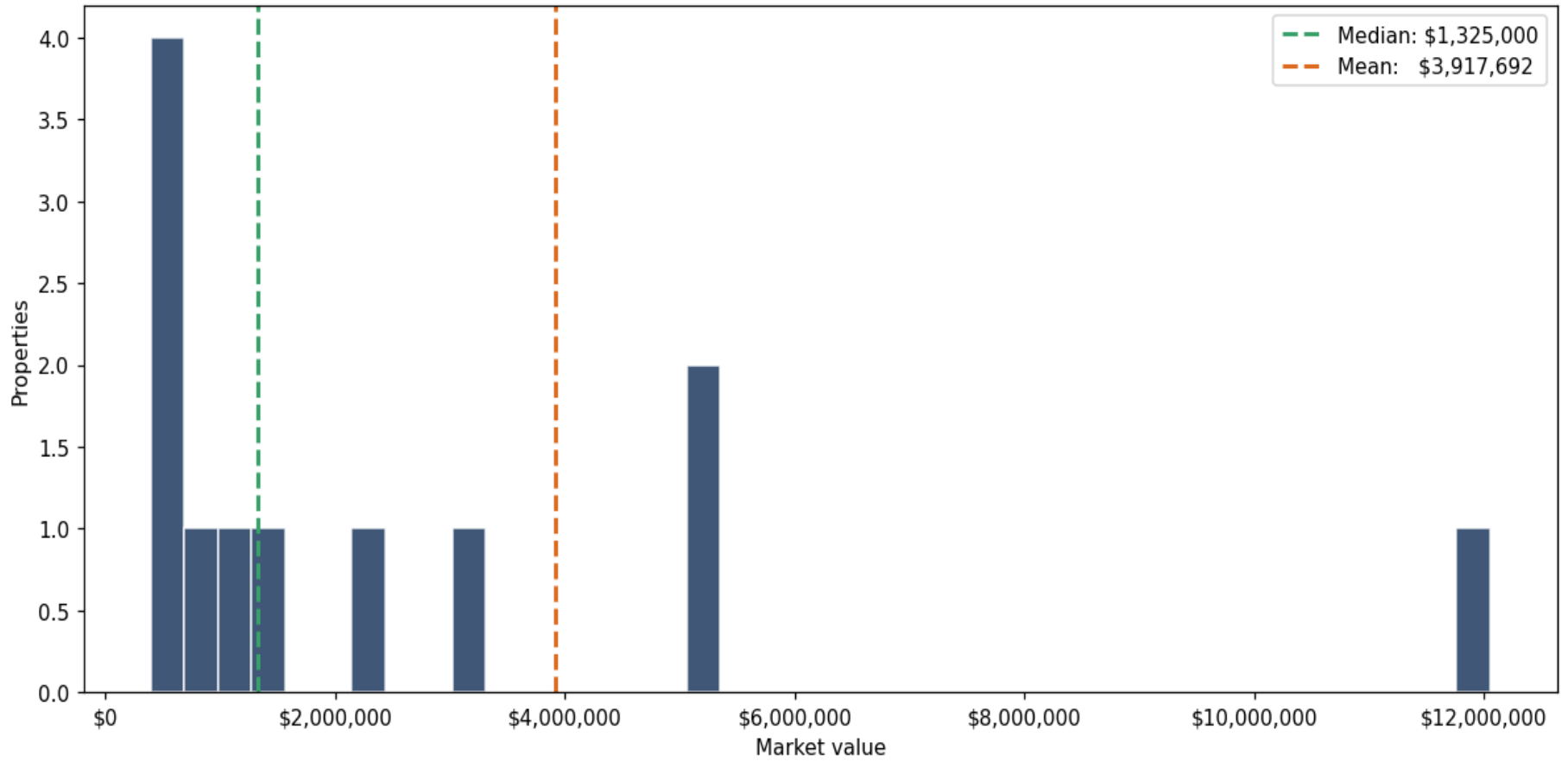
Filters applied	Headline numbers
City: Dunedin	Properties matched: 14
Property type: ALF (10 or more units)	Median market value: \$1,325,000
	Mean market value: \$3,917,692
	Min / Max: \$395,000 / \$18,200,000
	Mean square footage: 41,373

Top 14 properties by market value

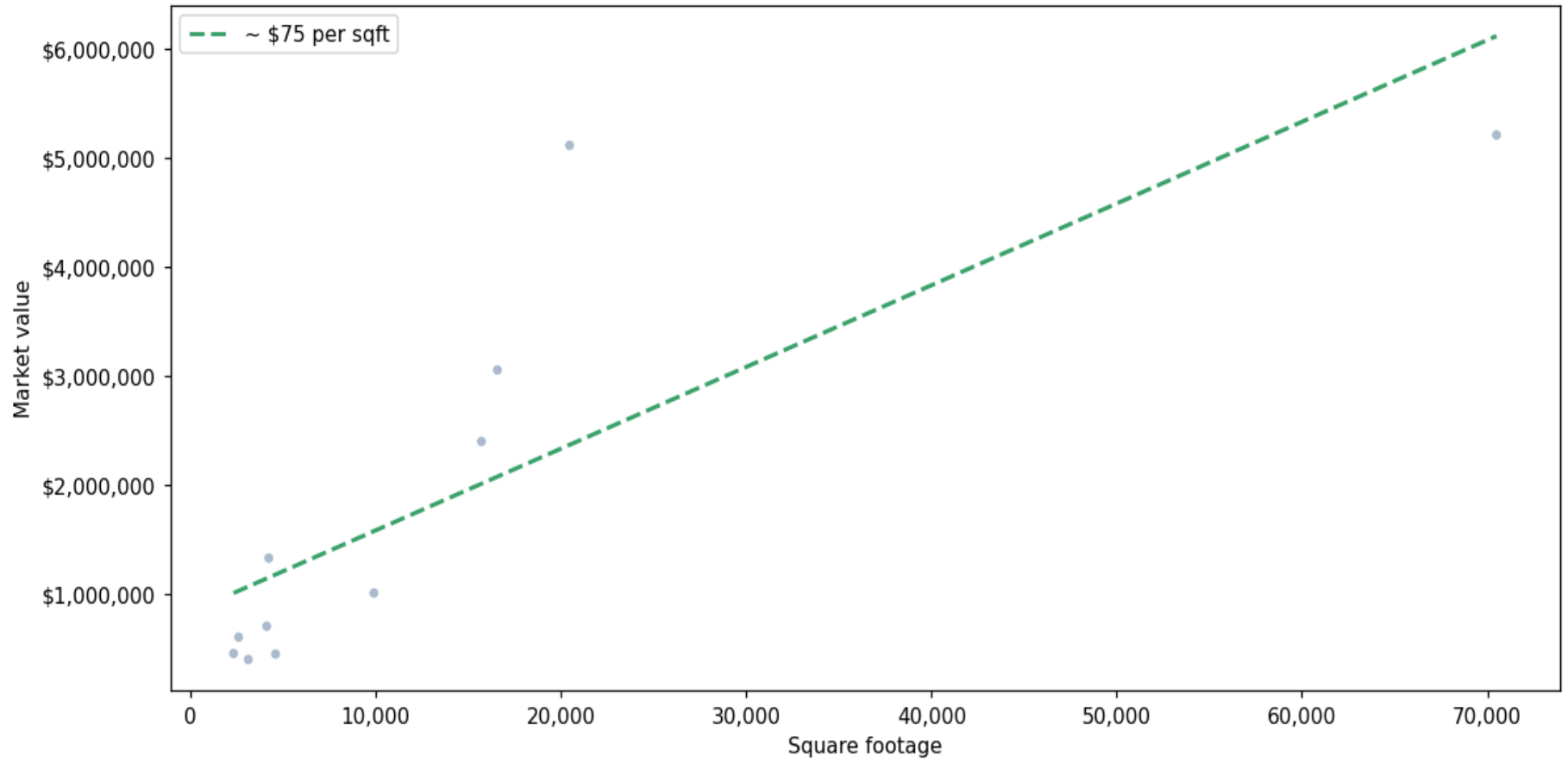
Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
534 HOWELL ST	Dunedin	ALF (10 or more units)	—	7,414	1988	—
700 MEASE PLZ	Dunedin	ALF (10 or more units)	\$18,200,000	327,297	1964	\$334,432
2010 GREENBRIAR BLVD	Dunedin	ALF (10 or more units)	\$12,050,000	90,306	2012	\$212,981
880 PATRICIA AVE	Dunedin	ALF (10 or more units)	\$5,205,000	70,500	1987	\$100,330
603 VIRGINIA ST	Dunedin	ALF (10 or more units)	\$5,110,000	20,470	2016	\$91,529
3175 BELCHER RD	Dunedin	ALF (10 or more units)	\$3,050,000	16,576	2001	\$49,890
1585 CURLEW RD	Dunedin	ALF (10 or more units)	\$2,395,000	15,712	1999	\$44,004
220 SCOTLAND ST	Dunedin	ALF (10 or more units)	\$1,325,000	4,236	1966	\$24,642
1059 VIRGINIA ST	Dunedin	ALF (10 or more units)	\$1,005,000	9,908	1984	\$21,122
725 EDGEWATER DR	Dunedin	ALF (10 or more units)	\$700,000	4,126	1904	\$15,842
3240 COUNTY ROAD 1	Dunedin	ALF (10 or more units)	\$600,000	2,610	1979	\$14,521
639 MICHIGAN BLVD	Dunedin	ALF (10 or more units)	\$450,000	2,336	1956	\$8,801
676 UNION ST	Dunedin	ALF (10 or more units)	\$445,000	4,600	1960	\$8,361

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
1722 CURLEW RD	Dunedin	ALF (10 or more units)	\$395,000	3,128	1981	\$10,623

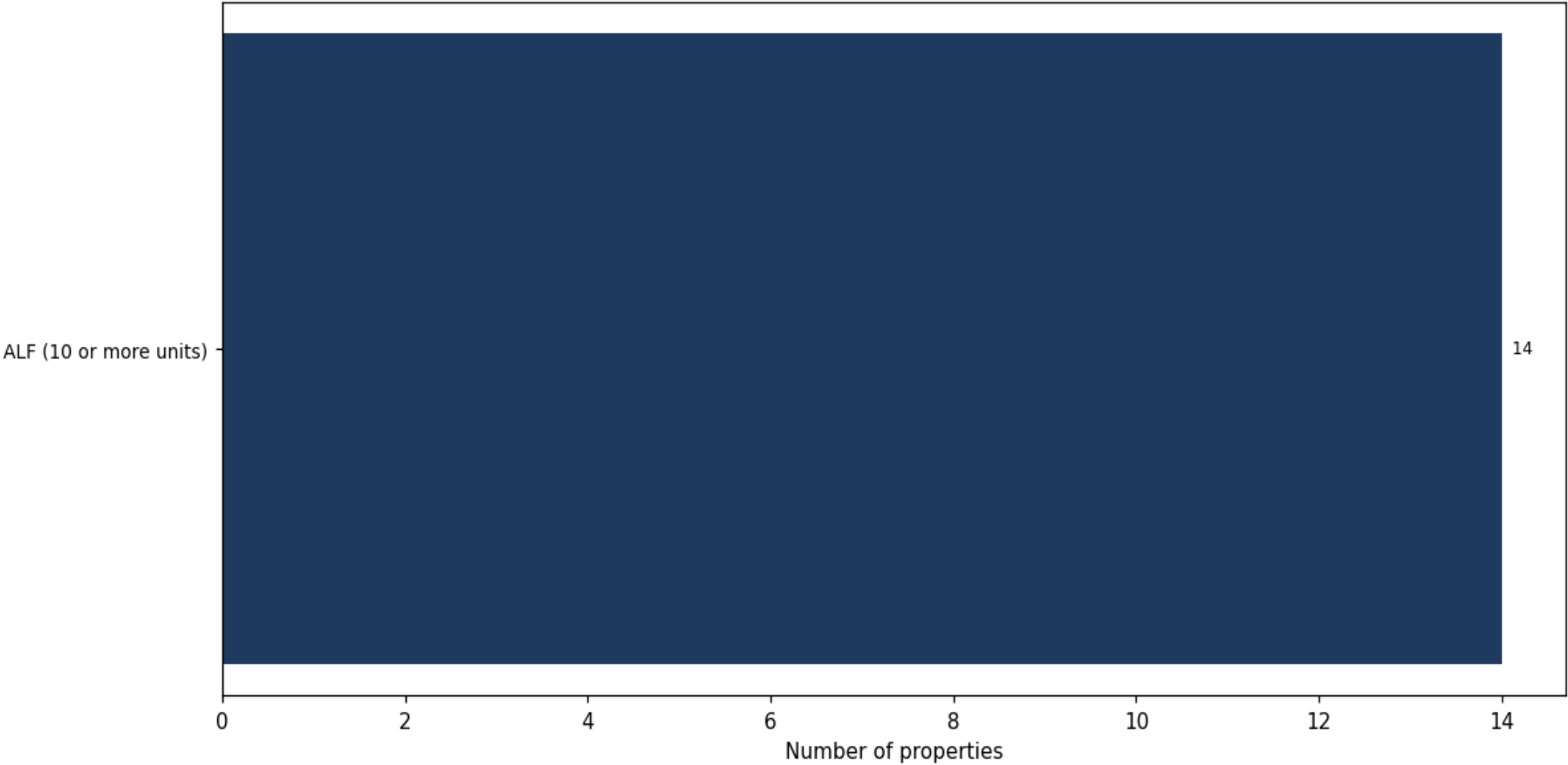
Market value distribution (n=13, top 1% trimmed for readability)



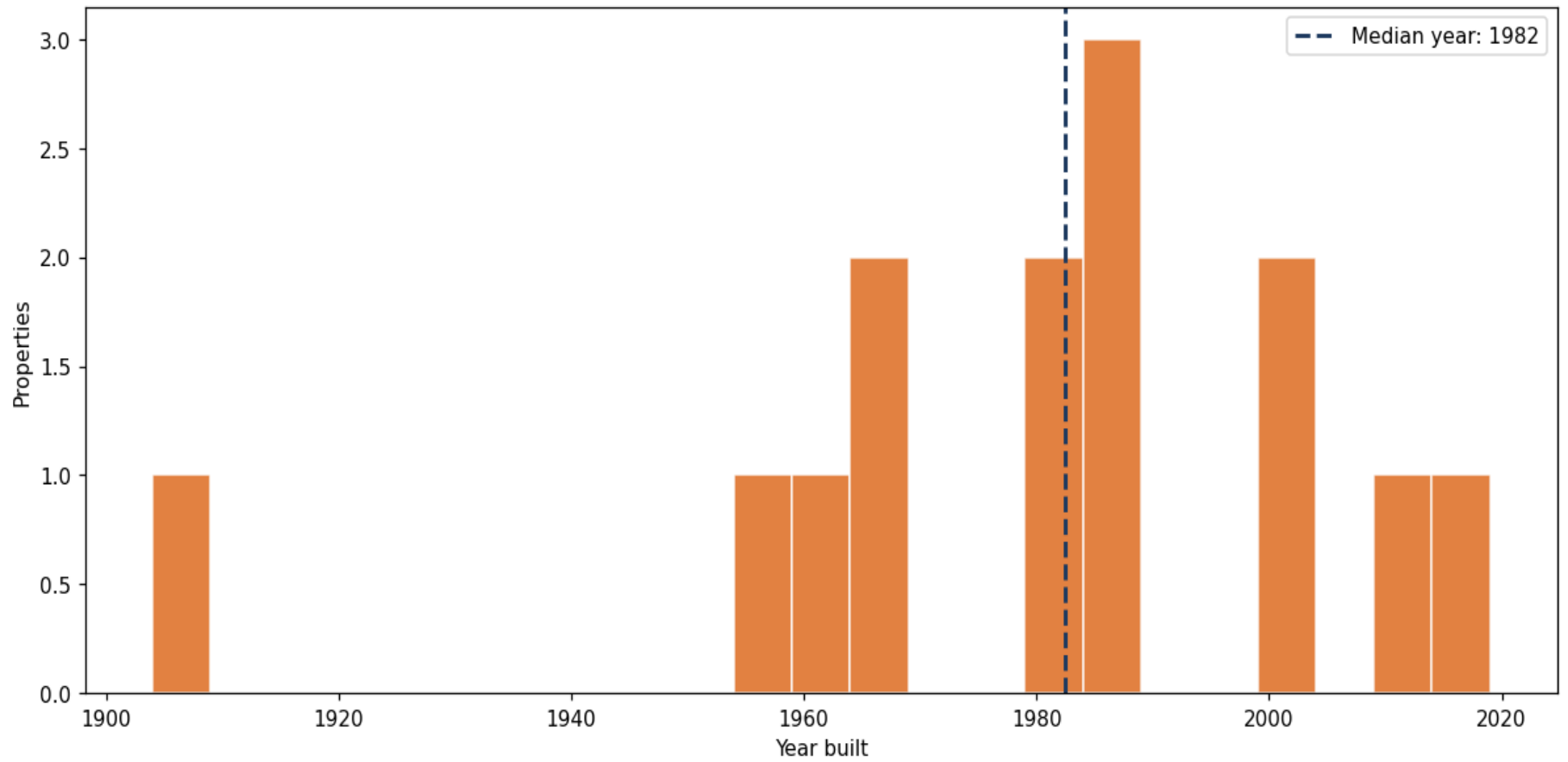
Building size vs. market value (n=11, outliers trimmed)



Top property types by count



Year built distribution (5-year buckets)



Market value vs. assessed value (gap = untaxed appreciation)

