

Pinellas Property Market Report

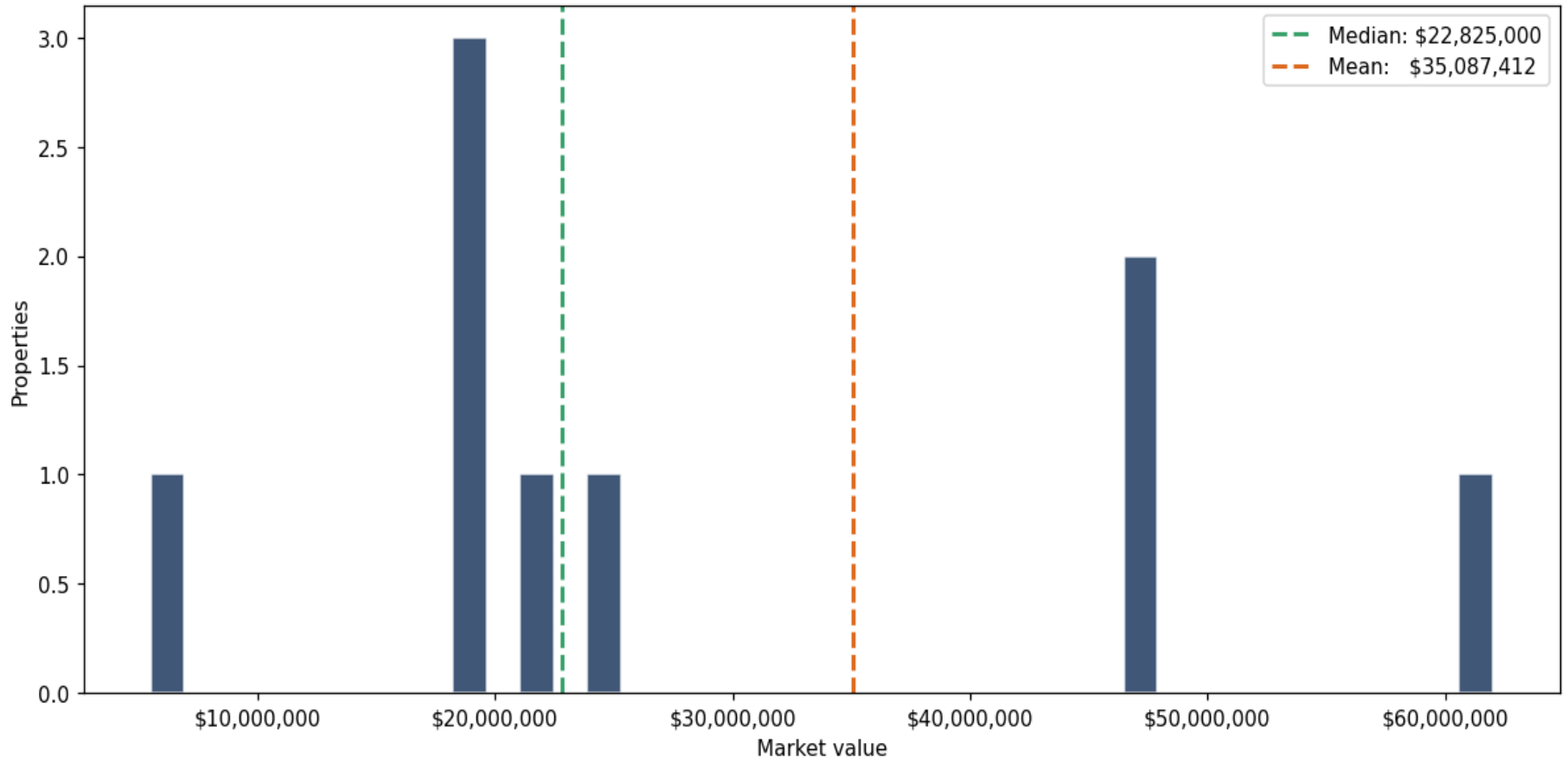
10 matching properties • May 30, 2026

Filters applied	Headline numbers
City: Dunedin	Properties matched: 10
Property type: Apartments (50 units or more)	Median market value: \$24,150,000
	Mean market value: \$35,087,412
	Min / Max: \$5,500,000 / \$86,775,000
	Mean square footage: 232,498

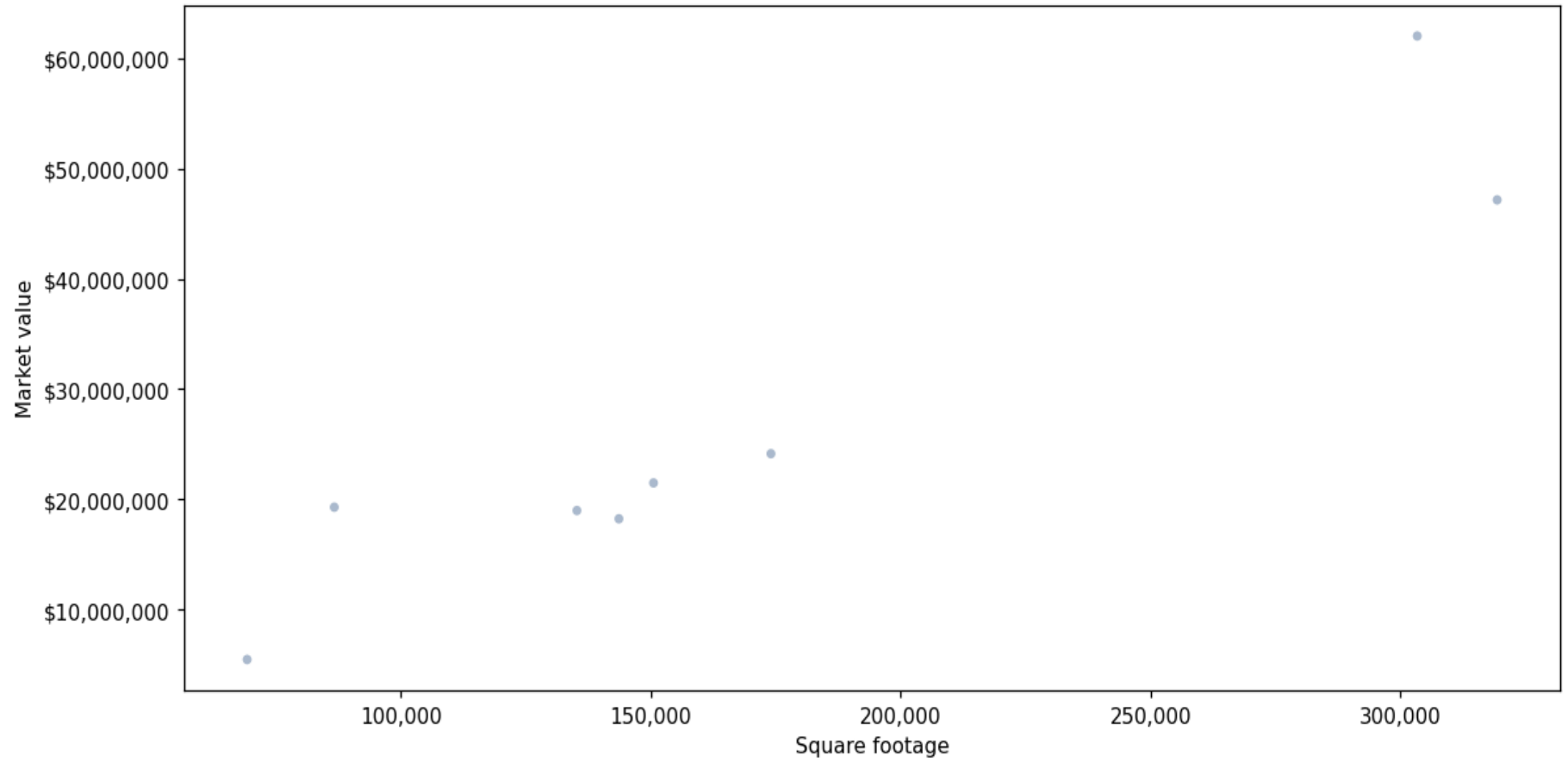
Top 10 properties by market value

Address	City	Type	Market Value	Sq Ft	Year	Annual Tax
152 MACALPINE WAY	Dunedin	Apartments (50 units or	\$86,775,000	576,135	2000	\$1,425,738
2701 DUNEDIN COMMONS PL	Dunedin	Apartments (50 units or	\$62,000,000	303,378	2018	\$1,091,305
2307 CUMBERLAND CIR	Dunedin	Apartments (50 units or	\$47,250,000	366,594	1985	\$822,879
1515 COUNTY ROAD 1	Dunedin	Apartments (50 units or	\$47,149,116	319,370	2009	\$781,959
1763 MAIN ST	Dunedin	Apartments (50 units or	\$24,150,000	174,069	1973	\$398,238
257 MILWAUKEE AVE	Dunedin	Apartments (50 units or	\$21,500,000	150,574	1973	\$378,437
966 DOUGLAS AVE	Dunedin	Apartments (50 units or	\$19,300,000	86,702	2018	\$334,432
444 N PAULA DR	Dunedin	Apartments (50 units or	\$19,000,000	135,248	1972	\$334,432
612 GROVE CT	Dunedin	Apartments (50 units or	\$18,250,000	143,651	1973	\$311,550
660 BELTREES ST	Dunedin	Apartments (50 units or	\$5,500,000	69,260	1975	\$100,330

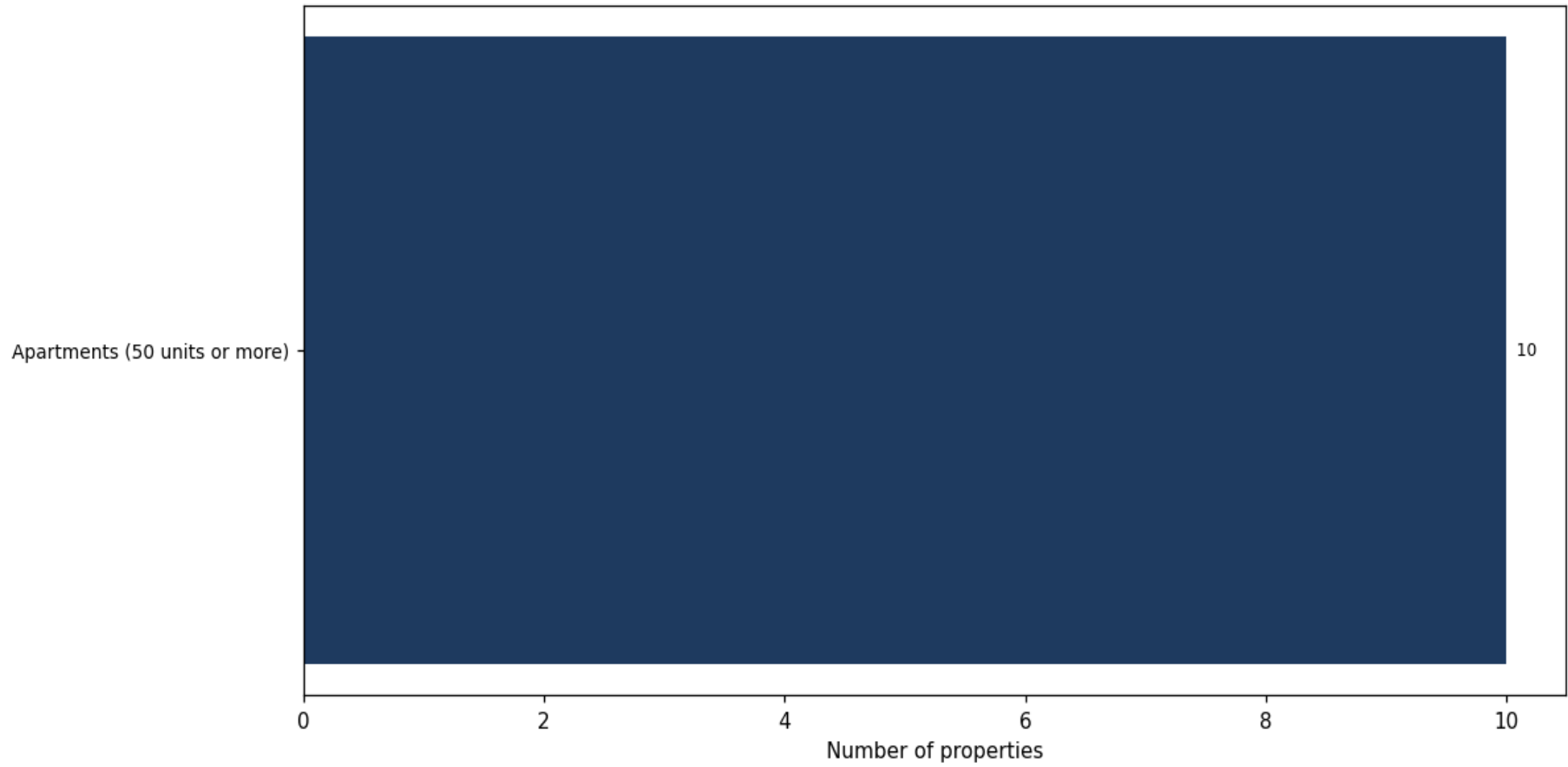
Market value distribution (n=10, top 1% trimmed for readability)



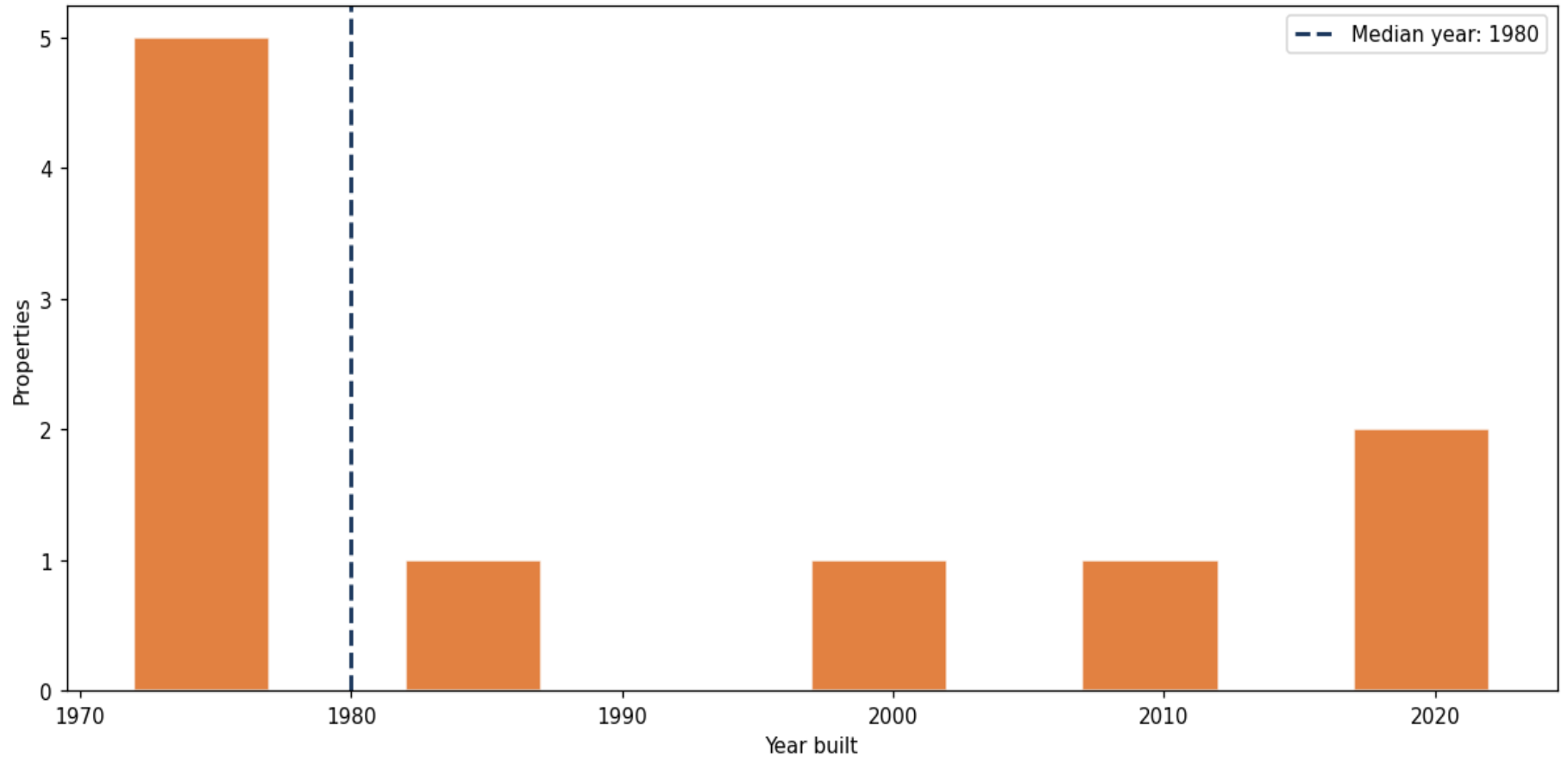
Building size vs. market value (n=8, outliers trimmed)



Top property types by count



Year built distribution (5-year buckets)



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

