

Pinellas Market Lens

Market insight brief - 69 filtered parcels - June 13, 2026

Filters

City	Dunedin
Property type	Manufactured Home (On Individually Owned Lot)

Exact KPIs

Parcels analyzed	69
Median market value	\$146,096
Mean market value	\$164,017
Median price per sqft	\$174
Total market value	\$11,317,141
Median tax rate	1.92%
Avg assessed gap	\$78,739
Avg assessed gap %	47.08%

Analyst Takeaways

- The current slice contains 69 parcels with a median market value of \$146,096.
- The middle 50% of recorded market values spans \$135,090 to \$168,405.
- Dunedin is the largest city segment in this slice with 69 parcels.
- Manufactured Home (On Individually Owned Lot) 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
Dunedin	69	\$146,096

Top Property Type Segments

Type	Parcels	Median Value
Manufactured Home (On Individually Owned Lot)	69	\$146,096

Auditable Outliers

Signal	Parcel	Metric
Market Value	1316 RICHLAND AVE, Dunedin	\$444,368
Market Value	287 ARISTIDES ST, Dunedin	\$265,207

Signal	Parcel	Metric
Market Value	1271 NEW YORK AVE, Dunedin	\$262,550
Market Value	273 DIOGENES ST, Dunedin	\$260,792
Market Value	313 ARISTIDES ST, Dunedin	\$257,113
Assessed Gap	1307 NEW YORK AVE, Dunedin	96.10%
Assessed Gap	1316 RICHLAND AVE, Dunedin	91.85%
Assessed Gap	277 DIOGENES ST, Dunedin	81.73%
Assessed Gap	253 PLATON AVE, Dunedin	81.25%
Assessed Gap	263 PLATON AVE, Dunedin	80.76%
Tax Rate	277 DIOGENES ST, Dunedin	1.97%
Tax Rate	335 JOHN F KENNEDY ST, Dunedin	1.96%
Tax Rate	258 PLATON AVE, Dunedin	1.96%
Tax Rate	328 ARCHIMEDES ST, Dunedin	1.96%
Tax Rate	250 PLATON AVE, Dunedin	1.96%

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.