

Pinellas Property Market Report

33 matching properties • May 30, 2026

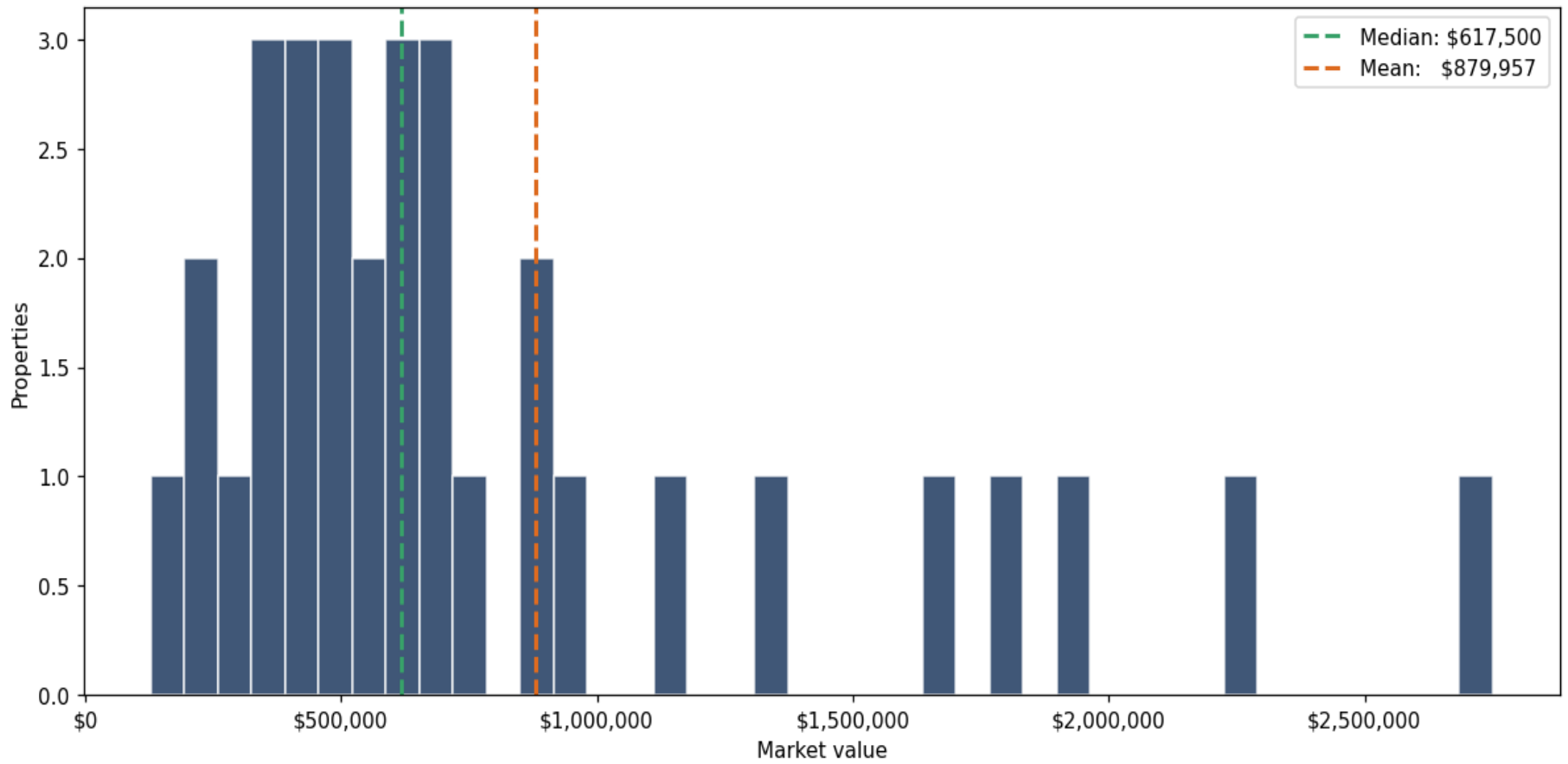
| Filters applied | Headline numbers |
|--------------------------------------------------------|-------------------------------------------|
| City: Dunedin | Properties matched: 33 |
| Property type: Medical Office Building - single | Median market value: \$617,500 |
| | Mean market value: \$879,957 |
| | Min / Max: \$128,500 / \$3,100,000 |
| | Mean square footage: 4,636 |

Top 33 properties by market value

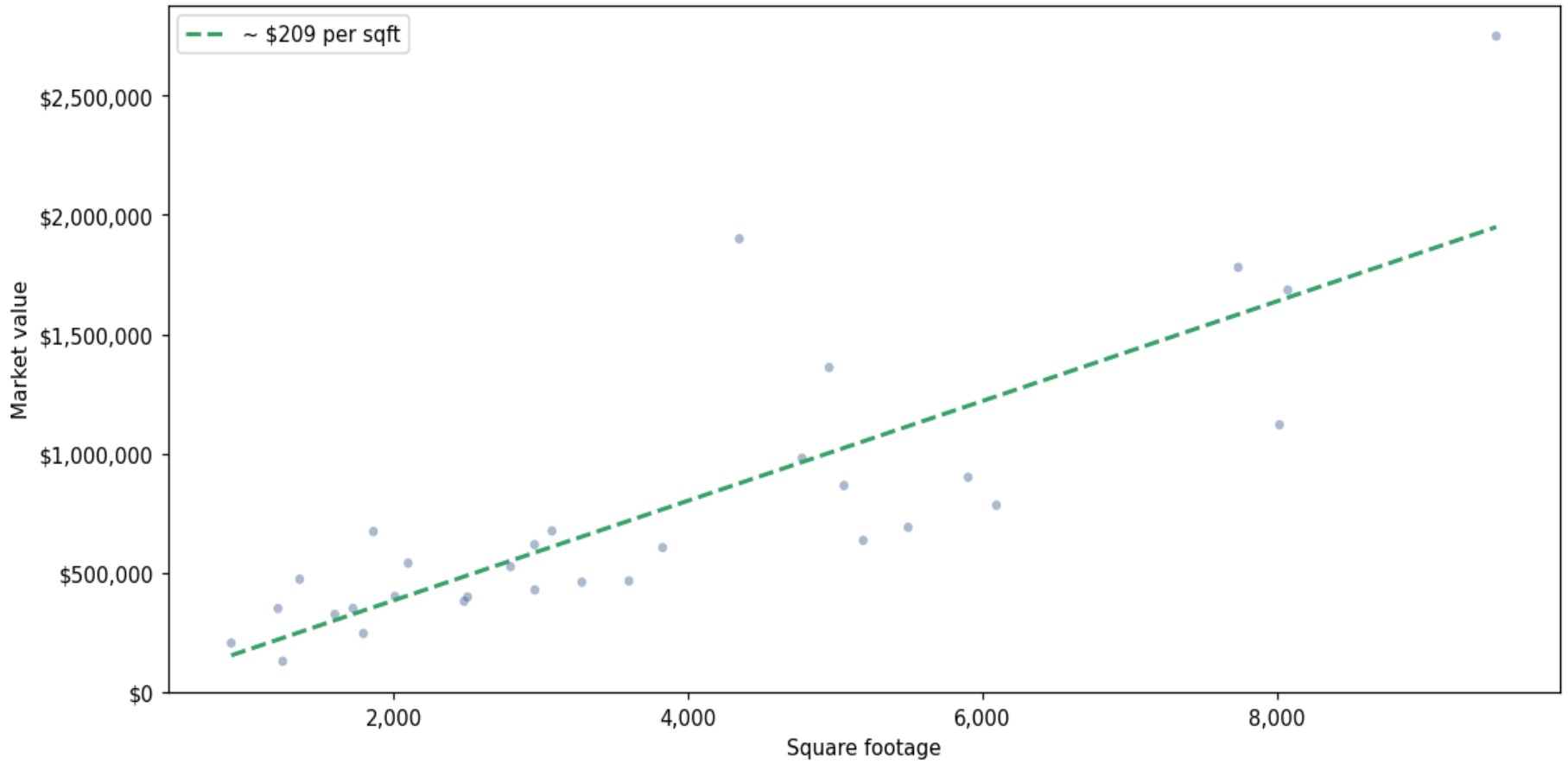
| Address | City | Type | Market Value | Sq Ft | Year | Annual Tax |
|---------------------|---------|-------------------------|--------------|--------|------|------------|
| 2210 STATE ROAD 580 | Dunedin | Medical Office Building | \$3,100,000 | 14,364 | 2003 | \$55,235 |
| 1121 OVERCASH DR | Dunedin | Medical Office Building | \$2,750,000 | 9,492 | 1996 | \$48,493 |
| 1546 MAIN ST | Dunedin | Medical Office Building | \$2,250,000 | 20,139 | 1986 | \$39,604 |
| 585 MAIN ST | Dunedin | Medical Office Building | \$1,900,000 | 4,350 | 2003 | \$33,443 |
| 980 MILWAUKEE AVE | Dunedin | Medical Office Building | \$1,780,000 | 7,739 | 2020 | \$31,331 |
| 2323 CURLEW RD # 5 | Dunedin | Medical Office Building | \$1,685,000 | 8,076 | 2002 | \$30,023 |
| 1370 MAIN ST | Dunedin | Medical Office Building | \$1,360,000 | 4,960 | 1998 | \$36,876 |
| 180 PATRICIA AVE | Dunedin | Medical Office Building | \$1,120,000 | 8,020 | 1972 | \$21,034 |
| 725 VIRGINIA ST | Dunedin | Medical Office Building | \$980,000 | 4,776 | 1975 | \$17,250 |
| 1993 COUNTY ROAD 1 | Dunedin | Medical Office Building | \$900,000 | 5,904 | 1988 | \$15,842 |
| 2260 BAYSHORE BLVD | Dunedin | Medical Office Building | \$865,000 | 5,061 | 2005 | \$15,771 |
| 324 SCOTLAND ST | Dunedin | Medical Office Building | \$782,595 | 6,097 | 2025 | \$45,676 |
| 595 MAIN ST | Dunedin | Medical Office Building | \$690,000 | 5,497 | 1985 | \$12,145 |

| Address | City | Type | Market Value | Sq Ft | Year | Annual Tax |
|---------------------|---------|-------------------------|--------------|-------|------|------------|
| 1201 COUNTY ROAD 1 | Dunedin | Medical Office Building | \$675,000 | 3,077 | 1984 | \$11,881 |
| 703 VIRGINIA ST | Dunedin | Medical Office Building | \$672,500 | 1,864 | 1986 | \$11,837 |
| 822 MILWAUKEE AVE | Dunedin | Medical Office Building | \$635,000 | 5,192 | 1963 | \$11,177 |
| 2213 CURLEW RD | Dunedin | Medical Office Building | \$617,500 | 2,959 | 2007 | \$11,003 |
| 903 CURLEW RD | Dunedin | Medical Office Building | \$605,000 | 3,829 | 1972 | \$10,649 |
| 971 DOUGLAS AVE | Dunedin | Medical Office Building | \$540,000 | 2,100 | 1973 | \$9,505 |
| 1044 BELCHER RD | Dunedin | Medical Office Building | \$525,000 | 2,796 | 2000 | \$9,637 |
| 434 MAIN ST | Dunedin | Medical Office Building | \$472,500 | 1,363 | 1925 | \$8,317 |
| 1355 PINEHURST RD | Dunedin | Medical Office Building | \$465,000 | 3,600 | 1977 | \$8,185 |
| 399 PATRICIA AVE | Dunedin | Medical Office Building | \$460,000 | 3,280 | 1969 | \$8,097 |
| 1330 PINEHURST RD | Dunedin | Medical Office Building | \$427,500 | 2,961 | 1983 | \$7,525 |
| 1418 PINEHURST RD | Dunedin | Medical Office Building | \$400,000 | 2,010 | 1980 | \$8,097 |
| 3310 ALT 19 | Dunedin | Medical Office Building | \$398,000 | 2,504 | 1991 | \$8,070 |
| 1101 BROADWAY | Dunedin | Medical Office Building | \$380,000 | 2,480 | 1974 | \$7,005 |
| 640 DOUGLAS AVE | Dunedin | Medical Office Building | \$350,000 | 1,726 | 1915 | \$6,161 |
| 660 DOUGLAS AVE | Dunedin | Medical Office Building | \$349,500 | 1,216 | 1967 | \$6,152 |
| 812 LOUDEN AVE | Dunedin | Medical Office Building | \$325,000 | 1,602 | 1947 | \$5,721 |
| 2161 STATE ROAD 580 | Dunedin | Medical Office Building | \$245,000 | 1,796 | 1977 | \$4,365 |
| 1463 PINEHURST RD | Dunedin | Medical Office Building | \$205,000 | 898 | 1973 | \$6,073 |
| 646 UNION ST | Dunedin | Medical Office Building | \$128,500 | 1,248 | 1955 | \$2,262 |

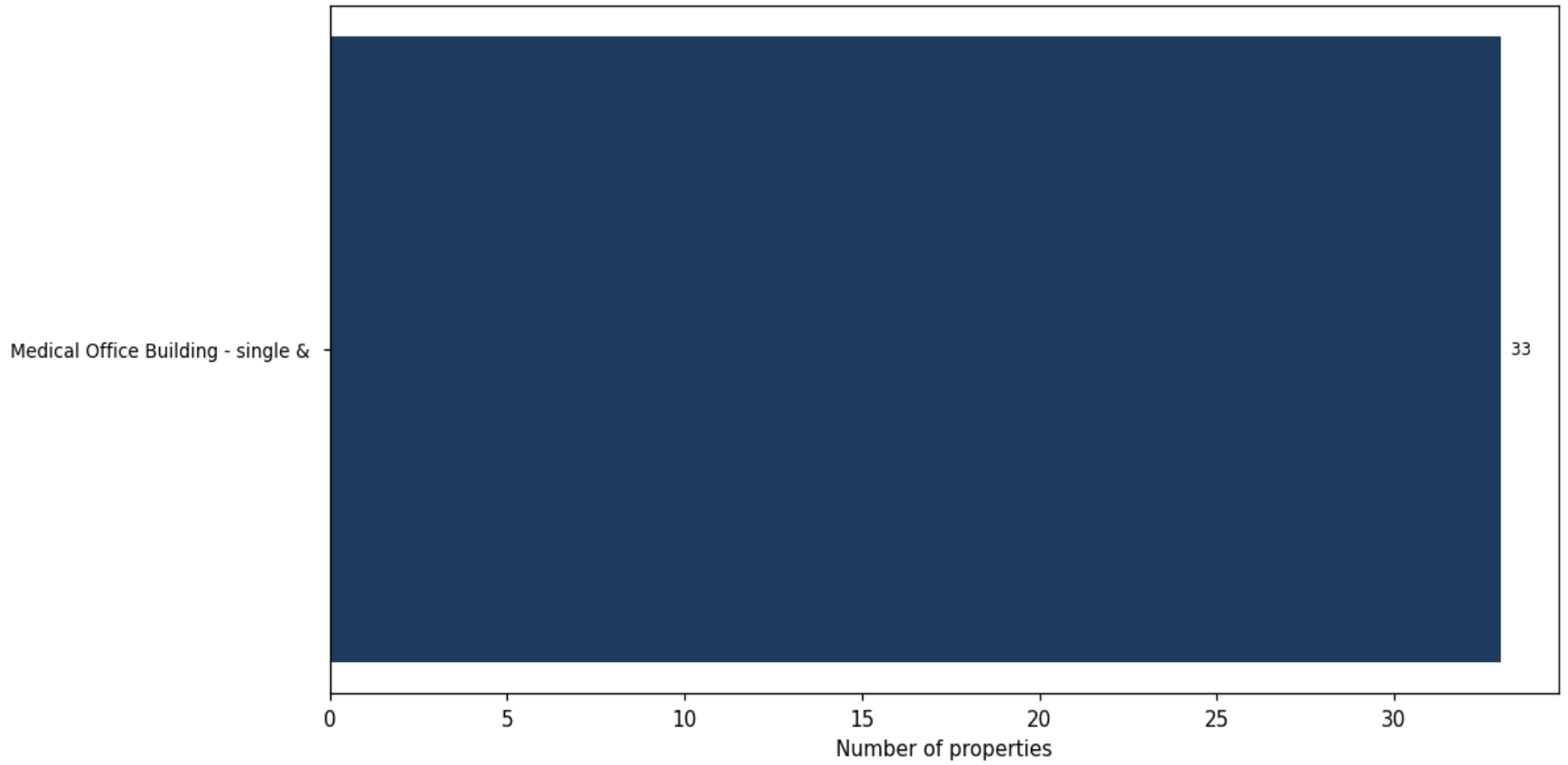
Market value distribution (n=33, top 1% trimmed for readability)



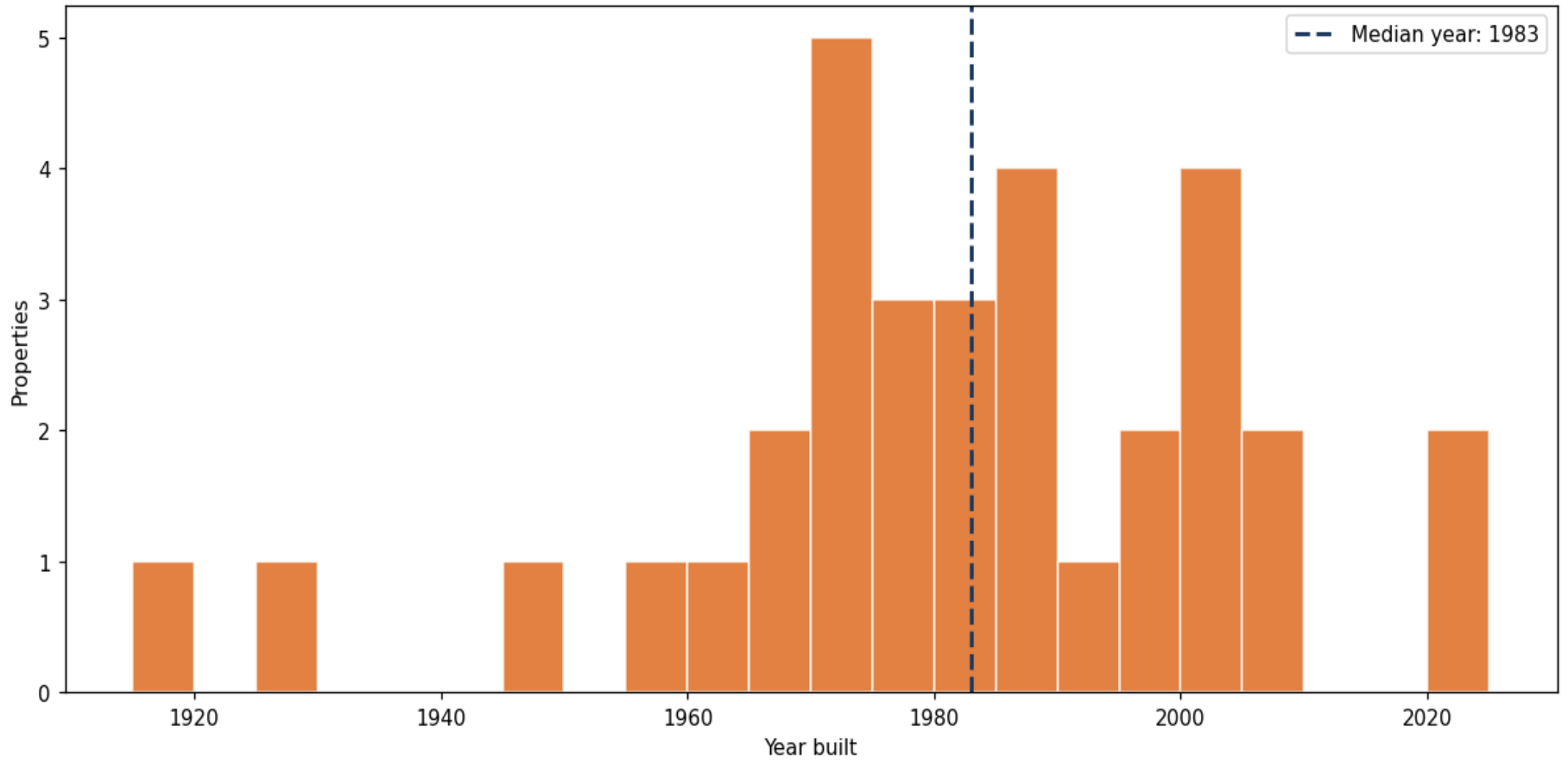
Building size vs. market value (n=31, outliers trimmed)



Top property types by count



Year built distribution (5-year buckets)



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

