

Pinellas Market Lens

Market insight brief - 111 filtered parcels - June 13, 2026

Filters

City	Dunedin
Property type	Single Family - more than one house per parcel

Exact KPIs

Parcels analyzed	111
Median market value	\$731,304
Mean market value	\$874,902
Median price per sqft	\$320
Total market value	\$97,114,120
Median tax rate	1.76%
Avg assessed gap	\$290,263
Avg assessed gap %	31.58%

Analyst Takeaways

- The current slice contains 111 parcels with a median market value of \$731,304.
- The middle 50% of recorded market values spans \$501,474 to \$983,500.
- Dunedin is the largest city segment in this slice with 111 parcels.
- Single Family - more than one house per parcel 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	111	\$731,304

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	111	\$731,304

Auditable Outliers

Signal	Parcel	Metric
Market Value	1047 VICTORIA DR, Dunedin	\$4,070,468
Market Value	1900 VIRGINIA AVE, Dunedin	\$2,588,263

Signal	Parcel	Metric
Market Value	2001 BRADY DR, Dunedin	\$2,468,597
Market Value	1057 VICTORIA DR, Dunedin	\$2,393,061
Market Value	2025 BRADY DR, Dunedin	\$2,329,861
Assessed Gap	504 HOWELL ST, Dunedin	86.25%
Assessed Gap	222 BELTREES ST, Dunedin	83.31%
Assessed Gap	448 ROANOKE ST, Dunedin	81.26%
Assessed Gap	659 DOUGLAS AVE, Dunedin	80.23%
Assessed Gap	138 ORANGEWOOD DR, Dunedin	79.50%
Tax Rate	322 ALBERT ST, Dunedin	3.91%
Tax Rate	1881 SAN MATEO DR, Dunedin	2.61%
Tax Rate	538 NEW YORK AVE, Dunedin	2.45%
Tax Rate	1533 PLEASANT GROVE DR, Dunedin	2.22%
Tax Rate	2277 LAKEWOOD DR, Dunedin	2.19%

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.