

Pinellas Market Lens

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

Filters

City	Gulfport
Property type	Apartments (10 - 49 units)

Exact KPIs

Parcels analyzed	13
Median market value	\$775,000
Mean market value	\$971,473
Median price per sqft	\$98
Total market value	\$12,629,155
Median tax rate	1.91%
Avg assessed gap	\$31,822
Avg assessed gap %	1.43%

Analyst Takeaways

- The current slice contains 13 parcels with a median market value of \$775,000.
- The middle 50% of recorded market values spans \$575,000 to \$1,000,000.
- Gulfport is the largest city segment in this slice with 13 parcels.
- Apartments (10 - 49 units) 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
Gulfport	13	\$775,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (10 - 49 units)	13	\$775,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	1309 FREEMONT ST S, Gulfport	\$3,634,155
Assessed Gap	1309 FREEMONT ST S, Gulfport	9.35%

Signal	Parcel	Metric
Assessed Gap	5444 30TH AVE S, Gulfport	9.22%
Assessed Gap	5618 GULFPORT BLVD S, Gulfport	0.00%
Assessed Gap	2931 DUPONT ST S, Gulfport	0.00%
Assessed Gap	2808 BEACH BLVD S, Gulfport	0.00%
Tax Rate	5301 27TH AVE S, Gulfport	2.56%
Tax Rate	3060 CLINTON ST S, Gulfport	2.03%
Tax Rate	3052 50TH ST S, Gulfport	2.03%
Tax Rate	3045 49TH ST S, Gulfport	2.02%
Tax Rate	5444 30TH AVE S, Gulfport	1.97%

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.