

Pinellas Market Lens

Market Insight brief • 2 filtered parcels • June 13, 2026

Filters

City	Gulfport
Property type	Financial Institution

Exact KPIs

Parcels analyzed	2
Median market value	\$739,430
Mean market value	\$739,430
Median price per sqft	\$178
Total market value	\$1,478,859
Median tax rate	1.74%
Avg assessed gap	\$57,597
Avg assessed gap %	7.09%

Analyst Takeaways

- The current slice contains 2 parcels with a median market value of \$739,430.
- The middle 50% of recorded market values spans \$703,215 to \$775,644.
- Gulfport is the largest city segment in this slice with 2 parcels.
- Financial Institution is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Gulfport	2	\$739,430

Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	2	\$739,430

Auditable Outliers

Signal	Parcel	Metric
None	No outliers for this scope	-

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.