

Pinellas Market Lens

Market insight brief - 29 filtered parcels - June 13, 2026

Filters

City	Gulfport
Property type	General Office

Exact KPIs

Parcels analyzed	29
Median market value	\$270,300
Mean market value	\$307,493
Median price per sqft	\$153
Total market value	\$8,917,300
Median tax rate	1.78%
Avg assessed gap	\$21,004
Avg assessed gap %	7.22%

Analyst Takeaways

- The current slice contains 29 parcels with a median market value of \$270,300.
- The middle 50% of recorded market values spans \$173,500 to \$395,000.
- Gulfport is the largest city segment in this slice with 29 parcels.
- General Office 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	29	\$270,300

Top Property Type Segments

Type	Parcels	Median Value
General Office	29	\$270,300

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	4920 15TH AVE S, Gulfport	60.55%
Assessed Gap	4922 18TH AVE S, Gulfport	31.68%
Assessed Gap	5320 GULFPORT BLVD S, Gulfport	24.15%

Signal	Parcel	Metric
Assessed Gap	5702 GULFPORT BLVD S, Gulfport	17.75%
Assessed Gap	1301 49TH ST S, Gulfport	15.25%
Tax Rate	5708 GULFPORT BLVD S, Gulfport	2.28%
Tax Rate	5308 GULFPORT BLVD, Gulfport	2.13%
Tax Rate	4922 8TH AVE S, Gulfport	2.07%
Tax Rate	5017 18TH AVE S, Gulfport	1.89%
Tax Rate	4922 18TH AVE S, Gulfport	1.83%

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.