

Pinellas Market Lens

Market Insight brief - 5 filtered parcels - June 13, 2026

Filters

City	Gulfport
Property type	Medical Office Building - single

Exact KPIs

Parcels analyzed	5
Median market value	\$770,000
Mean market value	\$780,000
Median price per sqft	\$154
Total market value	\$3,900,000
Median tax rate	1.75%
Avg assessed gap	\$4,805
Avg assessed gap %	1.38%

Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$770,000.
- The middle 50% of recorded market values spans \$355,000 to \$945,000.
- Gulfport is the largest city segment in this slice with 5 parcels.
- Medical Office Building - single & multi-story 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	5	\$770,000

Top Property Type Segments

Type	Parcels	Median Value
Medical Office Building - single & multi-story	5	\$770,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	5511 GULFPORT BLVD S, Gulfport	5.86%
Assessed Gap	5621 GULFPORT BLVD S, Gulfport	1.02%
Assessed Gap	2200 56TH ST S, Gulfport	0.00%

Signal	Parcel	Metric
Assessed Gap	5601 GULFPORT BLVD S, Gulfport	0.00%
Assessed Gap	2001 49TH ST S, Gulfport	0.00%
Tax Rate	2001 49TH ST S, Gulfport	1.85%
Tax Rate	2200 56TH ST S, Gulfport	1.83%
Tax Rate	5601 GULFPORT BLVD S, Gulfport	1.75%
Tax Rate	5511 GULFPORT BLVD S, Gulfport	1.75%
Tax Rate	5621 GULFPORT BLVD S, Gulfport	1.75%

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.