

Pinellas Market Lens

Market insight brief - 97 filtered parcels - June 13, 2026

Filters

City	Gulfport
Property type	Planned Unit Development

Exact KPIs

Parcels analyzed	97
Median market value	\$562,157
Mean market value	\$566,141
Median price per sqft	\$242
Total market value	\$54,915,675
Median tax rate	1.54%
Avg assessed gap	\$144,343
Avg assessed gap %	25.56%

Analyst Takeaways

- The current slice contains 97 parcels with a median market value of \$562,157.
- The middle 50% of recorded market values spans \$544,592 to \$584,859.
- Gulfport is the largest city segment in this slice with 97 parcels.
- Planned Unit Development 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	97	\$562,157

Top Property Type Segments

Type	Parcels	Median Value
Planned Unit Development	97	\$562,157

Auditable Outliers

Signal	Parcel	Metric
Market Value	6211 VISTA VERDE CT, Gulfport	\$682,173
Market Value	6249 VISTA VERDE DR W, Gulfport	\$675,847

Signal	Parcel	Metric
Market Value	6255 VISTA VERDE DR W, Gulfport	\$657,358
Assessed Gap	6329 VISTA VERDE DR E, Gulfport	74.21%
Assessed Gap	1620 ROYAL PALM DR S # D, Gulfport	65.55%
Assessed Gap	1635 ROYAL PALM DR S # B, Gulfport	60.98%
Assessed Gap	6327 VISTA VERDE DR E, Gulfport	57.79%
Assessed Gap	6339 VISTA VERDE DR E, Gulfport	57.79%
Tax Rate	6229 VISTA VERDE DR W, Gulfport	1.75%
Tax Rate	2014 GRAY ST S, Gulfport	1.71%
Tax Rate	6232 VISTA VERDE DR W, Gulfport	1.60%
Tax Rate	6308 VISTA VERDE DR E, Gulfport	1.55%
Tax Rate	6245 VISTA VERDE DR W, Gulfport	1.55%

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.