

Pinellas Market Lens

Market insight brief · 16 filtered parcels · June 13, 2026

Filters

City	Gulfport
Property type	Restaurant, Cafeteria

Exact KPIs

Parcels analyzed	16
Median market value	\$407,500
Mean market value	\$460,938
Median price per sqft	\$262
Total market value	\$7,375,000
Median tax rate	1.75%
Avg assessed gap	\$14,824
Avg assessed gap %	5.43%

Analyst Takeaways

- The current slice contains 16 parcels with a median market value of \$407,500.
- The middle 50% of recorded market values spans \$262,500 to \$587,500.
- Gulfport is the largest city segment in this slice with 16 parcels.
- Restaurant, Cafeteria 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	16	\$407,500

Top Property Type Segments

Type	Parcels	Median Value
Restaurant, Cafeteria	16	\$407,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	3128 BEACH BLVD S, Gulfport	\$1,165,000
Assessed Gap	1431 49TH ST S, Gulfport	22.94%

Signal	Parcel	Metric
Assessed Gap	5004 TANGERINE AVE S, Gulfport	20.14%
Assessed Gap	1411 49TH ST S, Gulfport	18.70%
Assessed Gap	3050 BEACH BLVD S, Gulfport	14.18%
Assessed Gap	2813 BEACH BLVD S, Gulfport	10.06%
Tax Rate	5413 SHORE BLVD S, Gulfport	1.99%
Tax Rate	1431 49TH ST S, Gulfport	1.75%
Tax Rate	2025 49TH ST S, Gulfport	1.75%
Tax Rate	2813 BEACH BLVD S, Gulfport	1.75%
Tax Rate	3007 BEACH 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.