

Pinellas Market Lens

Market insight brief - 113 filtered parcels - June 13, 2026

Filters

City	Gulfport
Property type	Single Family - more than one house per parcel

Exact KPIs

Parcels analyzed	113
Median market value	\$425,188
Mean market value	\$483,966
Median price per sqft	\$243
Total market value	\$54,688,179
Median tax rate	1.65%
Avg assessed gap	\$138,742
Avg assessed gap %	26.13%

Analyst Takeaways

- The current slice contains 113 parcels with a median market value of \$425,188.
- The middle 50% of recorded market values spans \$340,818 to \$559,823.
- Gulfport is the largest city segment in this slice with 113 parcels.
- Single Family - more than one house per parcel 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	113	\$425,188

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	113	\$425,188

Auditable Outliers

Signal	Parcel	Metric
Market Value	1614 61ST ST S, Gulfport	\$1,156,182
Market Value	6010 17TH AVE S, Gulfport	\$1,089,780

Signal	Parcel	Metric
Market Value	2510 53RD ST S, Gulfport	\$1,054,691
Market Value	5114 26TH AVE S, Gulfport	\$1,050,301
Market Value	6261 14TH AVE S, Gulfport	\$1,009,056
Assessed Gap	2926 54TH ST S, Gulfport	77.05%
Assessed Gap	2702 53RD ST S, Gulfport	75.79%
Assessed Gap	1614 61ST ST S, Gulfport	73.46%
Assessed Gap	5314 31ST AVE S, Gulfport	73.37%
Assessed Gap	6010 17TH AVE S, Gulfport	72.69%
Tax Rate	2843 57TH ST S, Gulfport	2.49%
Tax Rate	5222 8TH AVE S, Gulfport	1.92%
Tax Rate	5725 18TH AVE S, Gulfport	1.83%
Tax Rate	5920 15TH AVE S, Gulfport	1.76%
Tax Rate	900 63RD ST S, Gulfport	1.76%

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.