

Pinellas Market Lens

Market insight brief • 1,148 filtered parcels • June 13, 2026

Filters

City	Indian Rocks Beach
Property type	Condominium

Exact KPIs

Parcels analyzed	1,148
Median market value	\$660,952
Mean market value	\$689,463
Median price per sqft	\$513
Total market value	\$791,504,011
Median tax rate	1.47%
Avg assessed gap	\$98,784
Avg assessed gap %	13.10%

Analyst Takeaways

- The current slice contains 1,148 parcels with a median market value of \$660,952.
- The middle 50% of recorded market values spans \$445,049 to \$887,553.
- Indian Rocks Beach is the largest city segment in this slice with 1,148 parcels.
- Condominium 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
Indian Rocks Beach	1,148	\$660,952

Top Property Type Segments

Type	Parcels	Median Value
Condominium	1,148	\$660,952

Auditable Outliers

Signal	Parcel	Metric
Market Value	604 GULF BLVD # 401, Indian Rocks Beach	\$2,497,535
Market Value	2 15TH AVE # 401, Indian Rocks Beach	\$1,902,845

Signal	Parcel	Metric
Market Value	940 GULF BLVD # 400, Indian Rocks Beach	\$1,875,924
Market Value	2 15TH AVE # 301, Indian Rocks Beach	\$1,866,167
Market Value	940 GULF BLVD # 300, Indian Rocks Beach	\$1,841,456
Assessed Gap	1 23RD AVE # 2, Indian Rocks Beach	77.73%
Assessed Gap	2300 BEACH TRL # 6, Indian Rocks Beach	76.48%
Assessed Gap	2504 GULF BLVD # 302, Indian Rocks Beach	75.40%
Assessed Gap	2504 GULF BLVD # 201, Indian Rocks Beach	75.02%
Assessed Gap	106 GULF BLVD # 101, Indian Rocks Beach	74.89%
Tax Rate	2205 GULF BLVD # A, Indian Rocks Beach	8.80%
Tax Rate	2205 GULF BLVD # B, Indian Rocks Beach	8.37%
Tax Rate	829 E GULF BLVD # 107, Indian Rocks Beach	3.03%
Tax Rate	1809 GULF BLVD # B-2, Indian Rocks Beach	2.75%
Tax Rate	1809 GULF BLVD # C-2, Indian Rocks Beach	2.75%

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.