

Pinellas Market Lens

Market insight brief - 2,763 filtered parcels - June 13, 2026

Filters

City	Indian Shores
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Exact KPIs

Parcels analyzed	2,763
Median market value	\$544,836
Mean market value	\$730,447
Median price per sqft	\$462
Total market value	\$2,018,225,769
Median tax rate	1.51%
Avg assessed gap	\$124,678
Avg assessed gap %	11.58%

Analyst Takeaways

- The current slice contains 2,763 parcels with a median market value of \$544,836.
- The middle 50% of recorded market values spans \$437,226 to \$807,430.
- Indian Shores is the largest city segment in this slice with 2,763 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 Shores	2,763	\$544,836

Top Property Type Segments

Type	Parcels	Median Value
Condominium	1,977	\$561,407
Condo Hotel and Motel	232	\$303,004
Planned Unit Development	181	\$871,961
Single Family Home	105	\$1,133,441
Condo Common Area Assn Own - open/green space	77	\$0
Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)	60	\$10,982

Type	Parcels	Median Value
Condo Common Area Assn Own - w/improvement	37	\$0
Vacant Residential - lot & acreage less than 5 acres	26	\$364,892

Auditable Outliers

Signal	Parcel	Metric
Market Value	19636 GULF BLVD # 1, Indian Shores	\$14,772,324
Market Value	20202 GULF BLVD, Indian Shores	\$12,460,396
Market Value	19006 GULF BLVD, Indian Shores	\$8,768,955
Market Value	19400 GULF BLVD, Indian Shores	\$7,291,336
Market Value	20256 GULF BLVD, Indian Shores	\$6,641,102
Assessed Gap	WHISPERING PINES DR, Indian Shores	88.44%
Assessed Gap	2ND ST, Indian Shores	87.98%
Assessed Gap	19748 GULF BLVD, Indian Shores	87.85%
Assessed Gap	20062 GULF BLVD, Indian Shores	86.21%
Assessed Gap	19223 WHISPERING PINES DR, Indian Shores	83.42%
Tax Rate	GULF BLVD, Indian Shores	4.38%
Tax Rate	19103 WHISPERING PINES DR, Indian Shores	3.16%
Tax Rate	18500 GULF BLVD # 105, Indian Shores	2.95%
Tax Rate	19843 GULF BLVD # 1, Indian Shores	2.86%
Tax Rate	19540 GULF BLVD # 6, Indian Shores	2.73%

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.