

Pinellas Market Lens

Market insight brief - 232 filtered parcels - June 13, 2026

Filters

City	Indian Shores
Property type	Condo Hotel and Motel

Exact KPIs

Parcels analyzed	232
Median market value	\$303,004
Mean market value	\$290,665
Median price per sqft	\$412
Total market value	\$67,434,231
Median tax rate	1.44%
Avg assessed gap	\$8,057
Avg assessed gap %	2.78%

Analyst Takeaways

- The current slice contains 232 parcels with a median market value of \$303,004.
- The middle 50% of recorded market values spans \$253,024 to \$328,854.
- Indian Shores is the largest city segment in this slice with 232 parcels.
- Condo Hotel and Motel 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	232	\$303,004

Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	232	\$303,004

Auditable Outliers

Signal	Parcel	Metric
Market Value	19417 GULF BLVD # A-213, Indian Shores	\$484,945
Market Value	19506 GULF BLVD # 5, Indian Shores	\$475,405

Signal	Parcel	Metric
Market Value	19842 GULF BLVD # B-1, Indian Shores	\$475,257
Market Value	19842 GULF BLVD # C-1, Indian Shores	\$475,257
Market Value	19417 GULF BLVD # B-210, Indian Shores	\$459,265
Assessed Gap	19842 GULF BLVD # 4, Indian Shores	50.22%
Assessed Gap	18399 GULF BLVD # 375, Indian Shores	49.52%
Assessed Gap	19506 GULF BLVD # 7, Indian Shores	43.33%
Assessed Gap	19506 GULF BLVD # 9, Indian Shores	38.87%
Assessed Gap	19417 GULF BLVD # E-208, Indian Shores	30.06%
Tax Rate	18399 GULF BLVD # 390, Indian Shores	1.94%
Tax Rate	18399 GULF BLVD # 378, Indian Shores	1.72%
Tax Rate	18399 GULF BLVD # 380, Indian Shores	1.72%
Tax Rate	18399 GULF BLVD # 396, Indian Shores	1.72%
Tax Rate	18399 GULF BLVD # 376, Indian Shores	1.72%

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.