

Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

Filters

| | |
|---------------|---------------------|
| City | Indian Shores |
| Property type | Condo Office (Unit) |

Exact KPIs

| | |
|-----------------------|-------------|
| Parcels analyzed | 10 |
| Median market value | \$207,000 |
| Mean market value | \$210,050 |
| Median price per sqft | \$150 |
| Total market value | \$2,100,500 |
| Median tax rate | 1.63% |
| Avg assessed gap | \$4,639 |
| Avg assessed gap % | 3.57% |

Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$207,000.
- The middle 50% of recorded market values spans \$123,875 to \$248,750.
- Indian Shores is the largest city segment in this slice with 10 parcels.
- Condo Office (Unit) 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 | 10 | \$207,000 |

Top Property Type Segments

| Type | Parcels | Median Value |
|---------------------|---------|--------------|
| Condo Office (Unit) | 10 | \$207,000 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|--------------------------------------|-----------|
| Market Value | 18395 GULF BLVD # 1, Indian Shores | \$483,000 |
| Assessed Gap | 19417 GULF BLVD # C-4, Indian Shores | 24.06% |

| Signal | Parcel | Metric |
|--------------|--------------------------------------|--------|
| Assessed Gap | 18395 GULF BLVD # 3, Indian Shores | 2.21% |
| Assessed Gap | 18395 GULF BLVD # 4, Indian Shores | 1.99% |
| Assessed Gap | 18395 GULF BLVD # 6, Indian Shores | 1.95% |
| Assessed Gap | 18395 GULF BLVD # 7, Indian Shores | 1.93% |
| Tax Rate | 18500 GULF BLVD # 100, Indian Shores | 1.70% |
| Tax Rate | 18395 GULF BLVD # 2, Indian Shores | 1.63% |
| Tax Rate | 18395 GULF BLVD # 5, Indian Shores | 1.63% |
| Tax Rate | 18395 GULF BLVD # 7, Indian Shores | 1.63% |
| Tax Rate | 18395 GULF BLVD # 6, Indian Shores | 1.63% |

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.