

Pinellas Market Lens

Market insight brief - 9 filtered parcels - June 13, 2026

Filters

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

Exact KPIs

Parcels analyzed	9
Median market value	\$3,276,330
Mean market value	\$4,217,567
Median price per sqft	\$1,150
Total market value	\$37,958,105
Median tax rate	1.59%
Avg assessed gap	\$1,907,102
Avg assessed gap %	40.22%

Analyst Takeaways

- The current slice contains 9 parcels with a median market value of \$3,276,330.
- The middle 50% of recorded market values spans \$1,341,662 to \$5,291,200.
- Indian Shores is the largest city segment in this slice with 9 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
Indian Shores	9	\$3,276,330

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	9	\$3,276,330

Auditable Outliers

Signal	Parcel	Metric
Market Value	19636 GULF BLVD # 1, Indian Shores	\$14,772,324
Assessed Gap	19636 GULF BLVD # 1, Indian Shores	64.44%

Signal	Parcel	Metric
Assessed Gap	19217 WHISPERING PINES DR, Indian Shores	54.79%
Assessed Gap	20120 GULF BLVD, Indian Shores	48.83%
Assessed Gap	19735 GULF BLVD, Indian Shores	45.85%
Assessed Gap	19211 WHISPERING PINES DR, Indian Shores	39.97%
Tax Rate	19622 GULF BLVD, Indian Shores	1.76%
Tax Rate	20120 GULF BLVD, Indian Shores	1.60%
Tax Rate	18812 GULF BLVD, Indian Shores	1.60%
Tax Rate	19217 WHISPERING PINES DR, Indian Shores	1.59%
Tax Rate	19636 GULF BLVD # 1, Indian Shores	1.59%

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.