

Pinellas Market Lens

Market insight brief - 24 filtered parcels - June 13, 2026

Filters

City	Madeira Beach
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	24
Median market value	\$862,500
Mean market value	\$1,001,875
Median price per sqft	\$217
Total market value	\$24,045,000
Median tax rate	1.62%
Avg assessed gap	\$38,976
Avg assessed gap %	1.13%

Analyst Takeaways

- The current slice contains 24 parcels with a median market value of \$862,500.
- The middle 50% of recorded market values spans \$622,500 to \$1,200,000.
- Madeira Beach is the largest city segment in this slice with 24 parcels.
- Apartments (5-9 units) 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
Madeira Beach	24	\$862,500

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	24	\$862,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	14109 N BAYSHORE DR # 9, Madeira Beach	\$3,450,000
Assessed Gap	14109 N BAYSHORE DR # 9, Madeira Beach	27.11%

Signal	Parcel	Metric
Assessed Gap	14225 N BAYSHORE DR, Madeira Beach	0.00%
Assessed Gap	13207 3RD ST E, Madeira Beach	0.00%
Assessed Gap	13355 2ND ST E, Madeira Beach	0.00%
Assessed Gap	329 137TH AVENUE CIR, Madeira Beach	0.00%
Tax Rate	12971 PELICAN LN, Madeira Beach	2.29%
Tax Rate	14225 N BAYSHORE DR, Madeira Beach	2.16%
Tax Rate	12901 PELICAN LN, Madeira Beach	2.14%
Tax Rate	115 145TH AVE E, Madeira Beach	1.96%
Tax Rate	14125 PALM ST, Madeira Beach	1.92%

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.