

Pinellas Market Lens

Market insight brief - 309 filtered parcels - June 13, 2026

Filters

City	Madeira Beach
Property type	Condo Hotel and Motel

Exact KPIs

Parcels analyzed	309
Median market value	\$415,876
Mean market value	\$391,360
Median price per sqft	\$490
Total market value	\$120,930,134
Median tax rate	1.61%
Avg assessed gap	\$16,132
Avg assessed gap %	4.27%

Analyst Takeaways

- The current slice contains 309 parcels with a median market value of \$415,876.
- The middle 50% of recorded market values spans \$349,928 to \$476,167.
- Madeira Beach is the largest city segment in this slice with 309 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
Madeira Beach	309	\$415,876

Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	309	\$415,876

Auditable Outliers

Signal	Parcel	Metric
Market Value	13999 GULF BLVD # 502, Madeira Beach	\$781,289
Market Value	13999 GULF BLVD # 501, Madeira Beach	\$745,665

Signal	Parcel	Metric
Market Value	13440 GULF BLVD # 506, Madeira Beach	\$692,358
Market Value	12960 GULF BLVD # 241, Madeira Beach	\$691,942
Assessed Gap	14251 GULF BLVD # 16, Madeira Beach	88.55%
Assessed Gap	12924 GULF BLVD # 109, Madeira Beach	38.85%
Assessed Gap	12960 GULF BLVD # 227, Madeira Beach	25.73%
Assessed Gap	14251 GULF BLVD # 18, Madeira Beach	24.57%
Assessed Gap	14251 GULF BLVD # 19, Madeira Beach	24.57%
Tax Rate	13235 GULF BLVD # C-1, Madeira Beach	2.11%
Tax Rate	14141 GULF BLVD # 8, Madeira Beach	2.07%
Tax Rate	14141 GULF BLVD # 7, Madeira Beach	2.07%
Tax Rate	14141 GULF BLVD # 9, Madeira Beach	2.07%
Tax Rate	14141 GULF BLVD # 13, Madeira Beach	2.07%

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.