

Pinellas Market Lens

Market insight brief - 263 filtered parcels - June 17, 2026

Filters

City	North Redington Beach
Property type	Condo Com Apartments

Exact KPIs

Parcels analyzed	263
Median market value	\$224,493
Mean market value	\$231,476
Median price per sqft	\$229
Total market value	\$60,878,229
Median tax rate	1.79%
Avg assessed gap	\$747
Avg assessed gap %	0.36%

Analyst Takeaways

- The current slice contains 263 parcels with a median market value of \$224,493.
- The middle 50% of recorded market values spans \$224,493 to \$258,854.
- North Redington Beach is the largest city segment in this slice with 263 parcels.
- Condo Com Apartments 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
North Redington Beach	263	\$224,493

Top Property Type Segments

Type	Parcels	Median Value
Condo Com Apartments	263	\$224,493

Auditable Outliers

Signal	Parcel	Metric
Market Value	17105 GULF BLVD # 414, North Redington Beach	\$370,982
Market Value	17105 GULF BLVD # 413, North Redington Beach	\$370,982

Signal	Parcel	Metric
Assessed Gap	17105 GULF BLVD # 424, North Redington Beach	44.52%
Assessed Gap	17117 GULF BLVD # 631, North Redington Beach	44.00%
Assessed Gap	17117 GULF BLVD # 547, North Redington Beach	6.93%
Assessed Gap	17117 GULF BLVD # 540, North Redington Beach	0.00%
Assessed Gap	17117 GULF BLVD # 341, North Redington Beach	0.00%
Tax Rate	17105 GULF BLVD # 401, North Redington Beach	2.33%
Tax Rate	17105 GULF BLVD # 414, North Redington Beach	2.25%
Tax Rate	17105 GULF BLVD # 413, North Redington Beach	2.25%
Tax Rate	17117 GULF BLVD # 143, North Redington Beach	1.95%
Tax Rate	17105 GULF BLVD # 122, North Redington Beach	1.95%

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.