

# Pinellas Market Lens

Market insight brief - 119 filtered parcels - June 17, 2026

## Filters

City	North Redington Beach
Property type	Condo Hotel and Motel

## Exact KPIs

Parcels analyzed	119
Median market value	\$119,680
Mean market value	\$152,051
Median price per sqft	\$374
Total market value	\$18,094,013
Median tax rate	1.50%
Avg assessed gap	\$2,165
Avg assessed gap %	0.77%

## Analyst Takeaways

- The current slice contains 119 parcels with a median market value of \$119,680.
- The middle 50% of recorded market values spans \$101,354 to \$217,846.
- North Redington Beach is the largest city segment in this slice with 119 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
North Redington Beach	119	\$119,680

## Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	119	\$119,680

## Auditable Outliers

Signal	Parcel	Metric
Market Value	17300 GULF BLVD # 17, North Redington Beach	\$624,974
Assessed Gap	17300 GULF BLVD # 17, North Redington Beach	9.81%

Signal	Parcel	Metric
Assessed Gap	17248 GULF BLVD # 21, North Redington Beach	7.40%
Assessed Gap	17248 GULF BLVD # 23, North Redington Beach	7.04%
Assessed Gap	17248 GULF BLVD # 15, North Redington Beach	6.49%
Assessed Gap	17248 GULF BLVD # 1, North Redington Beach	5.71%
Tax Rate	17248 GULF BLVD # 10, North Redington Beach	2.14%
Tax Rate	17248 GULF BLVD # 14, North Redington Beach	1.68%
Tax Rate	17248 GULF BLVD # 23, North Redington Beach	1.58%
Tax Rate	17248 GULF BLVD # 22, North Redington Beach	1.58%
Tax Rate	17248 GULF BLVD # 24, North Redington Beach	1.58%

## 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.