

# Pinellas Market Lens

Market insight brief - 440 filtered parcels - June 13, 2026

## Filters

City	North Redington Beach
Property type	Condominium

## Exact KPIs

Parcels analyzed	440
Median market value	\$886,472
Mean market value	\$919,553
Median price per sqft	\$677
Total market value	\$404,603,198
Median tax rate	1.31%
Avg assessed gap	\$105,297
Avg assessed gap %	11.08%

## Analyst Takeaways

- The current slice contains 440 parcels with a median market value of \$886,472.
- The middle 50% of recorded market values spans \$589,796 to \$1,162,931.
- North Redington Beach is the largest city segment in this slice with 440 parcels.
- Condominium 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	440	\$886,472

## Top Property Type Segments

Type	Parcels	Median Value
Condominium	440	\$886,472

## Auditable Outliers

Signal	Parcel	Metric
Market Value	17000 GULF BLVD # 7B, North Redington Beach	\$2,047,974
Market Value	17000 GULF BLVD # 7A, North Redington Beach	\$2,047,974

Signal	Parcel	Metric
Market Value	17000 GULF BLVD # 6A, North Redington Beach	\$2,045,420
Market Value	17000 GULF BLVD # 5A, North Redington Beach	\$2,040,062
Market Value	17000 GULF BLVD # 5B, North Redington Beach	\$2,040,062
Assessed Gap	17334 GULF BLVD # 503, North Redington Beach	70.79%
Assessed Gap	16500 GULF BLVD # 455, North Redington Beach	69.96%
Assessed Gap	16800 GULF BLVD # 12, North Redington Beach	68.54%
Assessed Gap	16800 GULF BLVD # 10, North Redington Beach	67.87%
Assessed Gap	16600 GULF BLVD # 232, North Redington Beach	66.02%
Tax Rate	17334 GULF BLVD # 502, North Redington Beach	3.46%
Tax Rate	17400 GULF BLVD # A-1, North Redington Beach	2.93%
Tax Rate	17400 GULF BLVD # I-1, North Redington Beach	2.71%
Tax Rate	17400 GULF BLVD # G-1, North Redington Beach	2.71%
Tax Rate	17400 GULF BLVD # B-1, North Redington Beach	2.70%

## 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.