

Pinellas Market Lens

Market insight brief - 271 filtered parcels - June 13, 2026

Filters

City	North Redington Beach
Property type	Single Family Home

Exact KPIs

Parcels analyzed	271
Median market value	\$805,138
Mean market value	\$1,149,463
Median price per sqft	\$402
Total market value	\$311,504,552
Median tax rate	1.43%
Avg assessed gap	\$334,234
Avg assessed gap %	25.11%

Analyst Takeaways

- The current slice contains 271 parcels with a median market value of \$805,138.
- The middle 50% of recorded market values spans \$688,005 to \$1,215,833.
- North Redington Beach is the largest city segment in this slice with 271 parcels.
- Single Family Home 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	271	\$805,138

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	271	\$805,138

Auditable Outliers

Signal	Parcel	Metric
Market Value	433 BATH CLUB BLVD S, North Redington Beach	\$4,840,071
Market Value	402 BATH CLUB BLVD S, North Redington Beach	\$4,108,833

Signal	Parcel	Metric
Market Value	247 BATH CLUB BLVD N, North Redington Beach	\$4,031,925
Market Value	290 BATH CLUB BLVD S, North Redington Beach	\$3,945,465
Market Value	400 BATH CLUB BLVD S, North Redington Beach	\$3,896,910
Assessed Gap	257 BATH CLUB BLVD N, North Redington Beach	68.17%
Assessed Gap	227 173RD AVE E, North Redington Beach	67.82%
Assessed Gap	216 BATH CLUB BLVD N, North Redington Beach	67.19%
Assessed Gap	532 173RD AVE E, North Redington Beach	65.96%
Assessed Gap	17397 KENNEDY DR, North Redington Beach	65.95%
Tax Rate	17380 KENNEDY DR, North Redington Beach	6.17%
Tax Rate	455 BATH CLUB BLVD N, North Redington Beach	5.84%
Tax Rate	17044 DOLPHIN DR, North Redington Beach	2.74%
Tax Rate	327 BATH CLUB BLVD S, North Redington Beach	2.63%
Tax Rate	16609 GULF BLVD, North Redington Beach	2.51%

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.