

Pinellas Market Lens

Market insight brief - 5 filtered parcels - June 13, 2026

Filters

City	North Redington Beach
Property type	Timeshare

Exact KPIs

Parcels analyzed	5
Median market value	\$4,330,000
Mean market value	\$4,196,900
Median price per sqft	\$159
Total market value	\$20,984,500
Median tax rate	1.50%
Avg assessed gap	\$21,069
Avg assessed gap %	1.09%

Analyst Takeaways

- The current slice contains 5 parcels with a median market value of \$4,330,000.
- The middle 50% of recorded market values spans \$1,415,000 to \$4,412,000.
- North Redington Beach is the largest city segment in this slice with 5 parcels.
- Timeshare 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	5	\$4,330,000

Top Property Type Segments

Type	Parcels	Median Value
Timeshare	5	\$4,330,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	17350 GULF BLVD, North Redington Beach	\$9,692,500
Assessed Gap	17030 GULF BLVD, North Redington Beach	4.53%

Signal	Parcel	Metric
Assessed Gap	16900 GULF BLVD, North Redington Beach	0.94%
Assessed Gap	17006 GULF BLVD, North Redington Beach	0.00%
Assessed Gap	16900 GULF BLVD, North Redington Beach	0.00%
Assessed Gap	17350 GULF BLVD, North Redington Beach	0.00%
Tax Rate	17030 GULF BLVD, North Redington Beach	1.50%
Tax Rate	17006 GULF BLVD, North Redington Beach	1.50%
Tax Rate	17350 GULF BLVD, North Redington Beach	1.50%
Tax Rate	16900 GULF BLVD, North Redington Beach	1.50%
Tax Rate	16900 GULF BLVD, North Redington Beach	1.50%

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.