

Pinellas Market Lens

Market insight brief • 22,830 filtered parcels • June 13, 2026

Filters

City	Pinellas Park
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Exact KPIs

Parcels analyzed	22,830
Median market value	\$260,218
Mean market value	\$429,441
Median price per sqft	\$203
Total market value	\$9,792,963,938
Median tax rate	2.00%
Avg assessed gap	\$95,490
Avg assessed gap %	31.57%

Analyst Takeaways

- The current slice contains 22,830 parcels with a median market value of \$260,218.
- The middle 50% of recorded market values spans \$196,309 to \$338,384.
- Pinellas Park is the largest city segment in this slice with 22,830 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
Pinellas Park	22,830	\$260,218

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	12,404	\$282,697
Condominium	3,257	\$216,155
Manufactured Home (Co-Op or Share Owned)	1,403	\$90,707
Planned Unit Development	1,237	\$266,532
Manufactured Home (On Individually Owned Lot)	448	\$127,019
General Warehouse	352	\$925,000

Type	Parcels	Median Value
Condominium (land lease)	286	\$98,671
Light Manufacturing	281	\$1,155,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	7950 PARK BLVD, Pinellas Park	\$85,250,000
Market Value	9505 49TH ST N, Pinellas Park	\$69,250,000
Market Value	3115 GRAND AVE, Pinellas Park	\$66,300,000
Market Value	2901 GANDY BLVD, Pinellas Park	\$62,050,000
Market Value	3110 GRAND AVE, Pinellas Park	\$60,100,000
Assessed Gap	118TH AVE N, Pinellas Park	99.94%
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Assessed Gap	BRYAN DAIRY RD, Pinellas Park	99.91%
Assessed Gap	7211 43RD ST N, Pinellas Park	99.85%
Assessed Gap	118TH AVE N, Pinellas Park	99.77%
Tax Rate	5000 82ND AVE N, Pinellas Park	43.55%
Tax Rate	40TH ST N, Pinellas Park	23.69%
Tax Rate	61ST ST N, Pinellas Park	21.85%
Tax Rate	6720 PARK BLVD # 72, Pinellas Park	18.53%
Tax Rate	6743 92ND AVE, Pinellas Park	17.58%

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.