

Pinellas Market Lens

Market insight brief • 2 filtered parcels • June 13, 2026

Filters

City	Pinellas Park
Property type	Boat Sale

Exact KPIs

Parcels analyzed	2
Median market value	\$695,000
Mean market value	\$695,000
Median price per sqft	\$183
Total market value	\$1,390,000
Median tax rate	2.17%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 2 parcels with a median market value of \$695,000.
- The middle 50% of recorded market values spans \$665,000 to \$725,000.
- Pinellas Park is the largest city segment in this slice with 2 parcels.
- Boat Sale & Marine Equipment, Mobile Home, Motor Home, Travel Trailer is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Pinellas Park	2	\$695,000

Top Property Type Segments

Type	Parcels	Median Value
Boat Sale & Marine Equipment, Mobile Home, Motor Home, Travel Trailer	2	\$695,000

Auditable Outliers

Signal	Parcel	Metric
None	No outliers for this scope	-

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.