

Pinellas Market Lens

Market insight brief - 50 filtered parcels - June 13, 2026

Filters

City	Redington Beach
Property type	Vacant Residential Land w/XFSB

Exact KPIs

Parcels analyzed	50
Median market value	\$633,716
Mean market value	\$719,246
Median price per sqft	\$344
Total market value	\$35,962,324
Median tax rate	1.40%
Avg assessed gap	\$122,144
Avg assessed gap %	15.81%

Analyst Takeaways

- The current slice contains 50 parcels with a median market value of \$633,716.
- The middle 50% of recorded market values spans \$590,262 to \$707,063.
- Redington Beach is the largest city segment in this slice with 50 parcels.
- Vacant Residential Land w/XFSB 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
Redington Beach	50	\$633,716

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential Land w/XFSB	50	\$633,716

Auditable Outliers

Signal	Parcel	Metric
Market Value	GULF BLVD, Redington Beach	\$4,144,620
Market Value	15839 REDINGTON DR, Redington Beach	\$1,288,890

Signal	Parcel	Metric
Market Value	15528 REDINGTON DR, Redington Beach	\$1,077,449
Market Value	15813 REDINGTON DR, Redington Beach	\$1,044,840
Assessed Gap	16106 5TH ST E, Redington Beach	65.78%
Assessed Gap	15522 REDINGTON DR, Redington Beach	64.01%
Assessed Gap	16019 REDINGTON DR, Redington Beach	63.38%
Assessed Gap	16217 REDINGTON DR, Redington Beach	60.87%
Assessed Gap	15833 REDINGTON DR, Redington Beach	60.58%
Tax Rate	15528 REDINGTON DR, Redington Beach	2.38%
Tax Rate	GULF BLVD, Redington Beach	1.53%
Tax Rate	15807 REDINGTON DR, Redington Beach	1.47%
Tax Rate	16325 REDINGTON DR, Redington Beach	1.47%
Tax Rate	16041 REDINGTON DR, Redington Beach	1.46%

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.