

Pinellas Market Lens

Market Insight brief - 7 filtered parcels - June 13, 2026

Filters

City	Redington Shores
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	7
Median market value	\$1,135,000
Mean market value	\$1,298,571
Median price per sqft	\$286
Total market value	\$9,090,000
Median tax rate	1.54%
Avg assessed gap	\$110,741
Avg assessed gap %	9.22%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$1,135,000.
- The middle 50% of recorded market values spans \$1,040,000 to \$1,587,500.
- Redington Shores is the largest city segment in this slice with 7 parcels.
- Apartments (5-9 units) 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
Redington Shores	7	\$1,135,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	7	\$1,135,000

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	111 177TH AVE W, Redington Shores	29.28%
Assessed Gap	155 BEACH AVE, Redington Shores	25.83%
Assessed Gap	17620 LEE AVE, Redington Shores	9.45%

Signal	Parcel	Metric
Assessed Gap	18220 GULF BLVD, Redington Shores	0.00%
Assessed Gap	18205 GULF BLVD, Redington Shores	0.00%
Tax Rate	18220 GULF BLVD, Redington Shores	2.24%
Tax Rate	18220 GULF BLVD, Redington Shores	2.11%
Tax Rate	17688 GULF BLVD, Redington Shores	1.61%
Tax Rate	18205 GULF BLVD, Redington Shores	1.54%
Tax Rate	155 BEACH AVE, Redington Shores	1.52%

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.