

Pinellas Market Lens

Market insight brief - 60 filtered parcels - June 13, 2026

Filters

City	Redington Shores
Property type	Planned Unit Development

Exact KPIs

Parcels analyzed	60
Median market value	\$483,079
Mean market value	\$777,083
Median price per sqft	\$391
Total market value	\$46,624,967
Median tax rate	1.56%
Avg assessed gap	\$172,241
Avg assessed gap %	13.23%

Analyst Takeaways

- The current slice contains 60 parcels with a median market value of \$483,079.
- The middle 50% of recorded market values spans \$481,273 to \$530,747.
- Redington Shores is the largest city segment in this slice with 60 parcels.
- Planned Unit Development 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 Shores	60	\$483,079

Top Property Type Segments

Type	Parcels	Median Value
Planned Unit Development	60	\$483,079

Auditable Outliers

Signal	Parcel	Metric
Market Value	17808 LEE AVE, Redington Shores	\$3,509,254
Market Value	17722 LEE AVE, Redington Shores	\$3,059,713

Signal	Parcel	Metric
Market Value	17720 LEE AVE, Redington Shores	\$3,059,713
Market Value	17810 LEE AVE, Redington Shores	\$2,599,800
Market Value	17960 GULF BLVD # 225, Redington Shores	\$1,358,276
Assessed Gap	17960 GULF BLVD # 202, Redington Shores	64.92%
Assessed Gap	17960 GULF BLVD # 208, Redington Shores	62.00%
Assessed Gap	17722 LEE AVE, Redington Shores	50.52%
Assessed Gap	17720 LEE AVE, Redington Shores	49.70%
Assessed Gap	17819 GULF BLVD # A, Redington Shores	49.48%
Tax Rate	17810 LEE AVE, Redington Shores	1.74%
Tax Rate	17960 GULF BLVD # 123, Redington Shores	1.73%
Tax Rate	17960 GULF BLVD # 111, Redington Shores	1.72%
Tax Rate	17960 GULF BLVD # 225, Redington Shores	1.66%
Tax Rate	17960 GULF BLVD # 203, Redington Shores	1.62%

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.