

Pinellas Market Lens

Market Insight brief - 9 filtered parcels - June 13, 2026

Filters

City	Redington Shores
Property type	Single Family - more than one house per parcel

Exact KPIs

Parcels analyzed	9
Median market value	\$2,169,771
Mean market value	\$2,229,229
Median price per sqft	\$600
Total market value	\$20,063,065
Median tax rate	1.51%
Avg assessed gap	\$157,201
Avg assessed gap %	5.16%

Analyst Takeaways

- The current slice contains 9 parcels with a median market value of \$2,169,771.
- The middle 50% of recorded market values spans \$555,599 to \$3,290,491.
- Redington Shores is the largest city segment in this slice with 9 parcels.
- Single Family - more than one house per parcel 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	9	\$2,169,771

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	9	\$2,169,771

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	18216 SUNSET BLVD, Redington Shores	30.82%
Assessed Gap	18298 SUNSET BLVD, Redington Shores	11.81%
Assessed Gap	160 174TH AVE E, Redington Shores	3.80%

Signal	Parcel	Metric
Assessed Gap	18212 SUNSET BLVD, Redington Shores	0.00%
Assessed Gap	128 175TH AVE E, Redington Shores	0.00%
Tax Rate	766 182ND AVE E, Redington Shores	1.77%
Tax Rate	18298 SUNSET BLVD, Redington Shores	1.52%
Tax Rate	18200 SUNSET BLVD, Redington Shores	1.51%
Tax Rate	18202 SUNSET BLVD, Redington Shores	1.51%
Tax Rate	18216 SUNSET BLVD, Redington Shores	1.51%

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.