

# Pinellas Market Lens

Market insight brief - 631 filtered parcels - June 13, 2026

## Filters

City	Redington Shores
Property type	Single Family Home

## Exact KPIs

Parcels analyzed	631
Median market value	\$585,175
Mean market value	\$867,720
Median price per sqft	\$389
Total market value	\$546,663,821
Median tax rate	1.44%
Avg assessed gap	\$264,390
Avg assessed gap %	26.37%

## Analyst Takeaways

- The current slice contains 631 parcels with a median market value of \$585,175.
- The middle 50% of recorded market values spans \$419,827 to \$963,582.
- Redington Shores is the largest city segment in this slice with 631 parcels.
- Single Family Home 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	631	\$585,175

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	631	\$585,175

## Auditable Outliers

Signal	Parcel	Metric
Market Value	18210 SUNSET BLVD, Redington Shores	\$5,606,717
Market Value	18224 SUNSET BLVD, Redington Shores	\$5,101,954

Signal	Parcel	Metric
Market Value	17824 LEE AVE, Redington Shores	\$4,748,602
Market Value	17820 LEE AVE, Redington Shores	\$4,084,847
Market Value	226 SYDNEY LN, Redington Shores	\$4,081,998
Assessed Gap	18206 SUNSET BLVD, Redington Shores	82.69%
Assessed Gap	17826 LEE AVE, Redington Shores	82.55%
Assessed Gap	208 SYDNEY LN, Redington Shores	76.36%
Assessed Gap	126 FOREST HILLS DR, Redington Shores	74.25%
Assessed Gap	18211 SUNSET BLVD, Redington Shores	73.34%
Tax Rate	116 WIMBLEDON CT, Redington Shores	7.59%
Tax Rate	139 WALL ST, Redington Shores	3.04%
Tax Rate	859 180TH AVE E, Redington Shores	2.75%
Tax Rate	943 182ND AVE E, Redington Shores	2.65%
Tax Rate	306 180TH AVE E, Redington Shores	2.42%

## 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.