

# Pinellas Market Lens

Market Insight brief - 4 filtered parcels - June 13, 2026

## Filters

City	Redington Shores
Property type	Vacant City Government

## Exact KPIs

Parcels analyzed	4
Median market value	\$290,611
Mean market value	\$402,156
Median price per sqft	-
Total market value	\$1,608,622
Median tax rate	1.57%
Avg assessed gap	\$89,384
Avg assessed gap %	19.04%

## Analyst Takeaways

- The current slice contains 4 parcels with a median market value of \$290,611.
- The middle 50% of recorded market values spans \$243,618 to \$449,148.
- Redington Shores is the largest city segment in this slice with 4 parcels.
- Vacant City Government 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	4	\$290,611

## Top Property Type Segments

Type	Parcels	Median Value
Vacant City Government	4	\$290,611

## Auditable Outliers

Signal	Parcel	Metric
Market Value	GULF BLVD, Redington Shores	\$849,750
Assessed Gap	GULF BLVD, Redington Shores	25.05%

Signal	Parcel	Metric
Assessed Gap	GULF BLVD, Redington Shores	25.05%
Assessed Gap	155 174TH AVE E, Redington Shores	21.94%
Assessed Gap	176TH TERRACE DR E, Redington Shores	4.14%
Tax Rate	176TH TERRACE DR E, Redington Shores	1.58%
Tax Rate	GULF BLVD, Redington Shores	1.57%
Tax Rate	GULF BLVD, Redington Shores	1.57%
Tax Rate	155 174TH AVE E, Redington Shores	1.56%

## 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.