

# Pinellas Market Lens

Market insight brief - 94 filtered parcels - June 13, 2026

## Filters

City	St. Pete Beach
Property type	CO-OP Apartments

## Exact KPIs

Parcels analyzed	94
Median market value	\$377,018
Mean market value	\$369,320
Median price per sqft	\$568
Total market value	\$34,716,069
Median tax rate	1.16%
Avg assessed gap	\$45,973
Avg assessed gap %	9.49%

## Analyst Takeaways

- The current slice contains 94 parcels with a median market value of \$377,018.
- The middle 50% of recorded market values spans \$195,312 to \$485,002.
- St. Pete Beach is the largest city segment in this slice with 94 parcels.
- CO-OP Apartments 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
St. Pete Beach	94	\$377,018

## Top Property Type Segments

Type	Parcels	Median Value
CO-OP Apartments	94	\$377,018

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	7000 BEACH PLZ # 708, St. Pete Beach	75.74%
Assessed Gap	7000 BEACH PLZ # 208, St. Pete Beach	74.79%
Assessed Gap	7000 BEACH PLZ # 903, St. Pete Beach	72.21%

Signal	Parcel	Metric
Assessed Gap	7000 BEACH PLZ # 801, St. Pete Beach	61.19%
Assessed Gap	7000 BEACH PLZ # 307, St. Pete Beach	58.49%
Tax Rate	129 46TH AVE # 1-M, St. Pete Beach	2.73%
Tax Rate	129 46TH AVE # 1-A, St. Pete Beach	2.73%
Tax Rate	129 46TH AVE # 1-C, St. Pete Beach	2.72%
Tax Rate	129 46TH AVE # 1-K, St. Pete Beach	2.72%
Tax Rate	129 46TH AVE # 1-B, St. Pete Beach	2.72%

## 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.