

Pinellas Market Lens

Market insight brief - 7 filtered parcels - June 13, 2026

Filters

City	St. Pete Beach
Property type	Condo Boat Slip attached - controlled by assn (assigned or rented to unit owner)

Exact KPIs

Parcels analyzed	7
Median market value	\$17,510
Mean market value	\$15,747
Median price per sqft	-
Total market value	\$110,228
Median tax rate	1.60%
Avg assessed gap	\$59
Avg assessed gap %	0.17%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$17,510.
- The middle 50% of recorded market values spans \$19,206 to \$35,840.
- St. Pete Beach is the largest city segment in this slice with 7 parcels.
- Condo Boat Slip attached - controlled by assn (assigned or rented to unit owner) 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	7	\$17,510

Top Property Type Segments

Type	Parcels	Median Value
Condo Boat Slip attached - controlled by assn (assigned or rented to unit owner)	7	\$17,510

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	9359 BLIND PASS RD, St. Pete Beach	0.67%
Assessed Gap	9415 BLIND PASS RD, St. Pete Beach	0.00%

Signal	Parcel	Metric
Assessed Gap	GULF BLVD, St. Pete Beach	0.00%
Assessed Gap	9525 BLIND PASS RD, St. Pete Beach	0.00%
Tax Rate	GULF BLVD, St. Pete Beach	1.61%
Tax Rate	9415 BLIND PASS RD, St. Pete Beach	1.60%
Tax Rate	9359 BLIND PASS RD, St. Pete Beach	1.60%
Tax Rate	9525 BLIND PASS RD, St. Pete Beach	1.60%

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.