

Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

Filters

| | |
|---------------|----------------------|
| City | St. Pete Beach |
| Property type | Condo Com Apartments |

Exact KPIs

| | |
|-----------------------|-------------|
| Parcels analyzed | 10 |
| Median market value | \$125,294 |
| Mean market value | \$147,839 |
| Median price per sqft | \$269 |
| Total market value | \$1,478,387 |
| Median tax rate | 2.06% |
| Avg assessed gap | \$4,694 |
| Avg assessed gap % | 7.92% |

Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$125,294.
- The middle 50% of recorded market values spans \$101,044 to \$196,726.
- St. Pete Beach is the largest city segment in this slice with 10 parcels.
- Condo Com 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 | 10 | \$125,294 |

Top Property Type Segments

| Type | Parcels | Median Value |
|----------------------|---------|--------------|
| Condo Com Apartments | 10 | \$125,294 |

Auditable Outliers

| Signal | Parcel | Metric |
|--------------|----------------------------------|--------|
| Assessed Gap | 310 78TH AVE # 7, St. Pete Beach | 79.18% |
| Assessed Gap | 310 78TH AVE # 2, St. Pete Beach | 0.00% |
| Assessed Gap | 709 GULF WAY # 5, St. Pete Beach | 0.00% |

| Signal | Parcel | Metric |
|--------------|----------------------------------|--------|
| Assessed Gap | 310 78TH AVE # 3, St. Pete Beach | 0.00% |
| Assessed Gap | 310 78TH AVE # 6, St. Pete Beach | 0.00% |
| Tax Rate | 310 78TH AVE # 7, St. Pete Beach | 2.06% |
| Tax Rate | 310 78TH AVE # 6, St. Pete Beach | 2.06% |
| Tax Rate | 310 78TH AVE # 5, St. Pete Beach | 2.06% |
| Tax Rate | 310 78TH AVE # 2, St. Pete Beach | 2.06% |
| Tax Rate | 310 78TH AVE # 1, St. Pete Beach | 2.06% |

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.