

Pinellas Market Lens

Market insight brief - 48 filtered parcels - June 13, 2026

Filters

City	St. Pete Beach
Property type	Condo Common Area Assn Own - w/improvement

Exact KPIs

Parcels analyzed	48
Median market value	\$0
Mean market value	\$2,780
Median price per sqft	\$83
Total market value	\$133,429
Median tax rate	1.61%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 48 parcels with a median market value of \$0.
- The middle 50% of recorded market values spans \$65,886 to \$67,543.
- St. Pete Beach is the largest city segment in this slice with 48 parcels.
- Condo Common Area Assn Own - w/improvement 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	48	\$0

Top Property Type Segments

Type	Parcels	Median Value
Condo Common Area Assn Own - w/improvement	48	\$0

Auditable Outliers

Signal	Parcel	Metric
None	No outliers for this scope	-

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.