

Pinellas Market Lens

Market insight brief - 442 filtered parcels - June 13, 2026

Filters

City	St. Pete Beach
Property type	Condo Hotel and Motel

Exact KPIs

Parcels analyzed	442
Median market value	\$391,653
Mean market value	\$377,220
Median price per sqft	\$733
Total market value	\$166,731,211
Median tax rate	1.53%
Avg assessed gap	\$15,853
Avg assessed gap %	3.95%

Analyst Takeaways

- The current slice contains 442 parcels with a median market value of \$391,653.
- The middle 50% of recorded market values spans \$243,442 to \$454,219.
- St. Pete Beach is the largest city segment in this slice with 442 parcels.
- Condo Hotel and Motel 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	442	\$391,653

Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	442	\$391,653

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	709 GULF WAY # 17, St. Pete Beach	72.12%
Assessed Gap	709 GULF WAY # 18, St. Pete Beach	44.81%
Assessed Gap	5500 GULF BLVD # 3214, St. Pete Beach	35.91%

Signal	Parcel	Metric
Assessed Gap	5500 GULF BLVD # 3224, St. Pete Beach	35.91%
Assessed Gap	5500 GULF BLVD # 4219, St. Pete Beach	35.64%
Tax Rate	5700 GULF BLVD # 1629, St. Pete Beach	2.03%
Tax Rate	5700 GULF BLVD # 1633, St. Pete Beach	2.03%
Tax Rate	5700 GULF BLVD # 1635, St. Pete Beach	2.01%
Tax Rate	5700 GULF BLVD # 2633, St. Pete Beach	1.99%
Tax Rate	709 GULF WAY # 1, St. Pete Beach	1.97%

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.