

Pinellas Market Lens

Market insight brief · 2,635 filtered parcels · June 13, 2026

Filters

City	St. Pete Beach
Property type	Condominium

Exact KPIs

Parcels analyzed	2,635
Median market value	\$545,009
Mean market value	\$580,602
Median price per sqft	\$415
Total market value	\$1,529,886,580
Median tax rate	1.43%
Avg assessed gap	\$84,579
Avg assessed gap %	12.70%

Analyst Takeaways

- The current slice contains 2,635 parcels with a median market value of \$545,009.
- The middle 50% of recorded market values spans \$339,024 to \$704,234.
- St. Pete Beach is the largest city segment in this slice with 2,635 parcels.
- Condominium is the most common property type represented in the filtered data.
- High-value IQR outliers are exposed as drilldowns so the analysis stays auditable.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
St. Pete Beach	2,635	\$545,009

Top Property Type Segments

Type	Parcels	Median Value
Condominium	2,529	\$558,375
Condominium (land lease)	106	\$241,292

Auditable Outliers

Signal	Parcel	Metric
Market Value	113 CABRILLO AVE # 4, St. Pete Beach	\$4,166,761

Signal	Parcel	Metric
Market Value	3910 GULF BLVD # 600, St. Pete Beach	\$3,821,708
Market Value	3910 GULF BLVD # 500, St. Pete Beach	\$3,800,393
Market Value	3910 GULF BLVD # 400, St. Pete Beach	\$3,708,740
Market Value	3910 GULF BLVD # 300, St. Pete Beach	\$3,689,558
Assessed Gap	3800 GULF BLVD # 3, St. Pete Beach	77.29%
Assessed Gap	5396 GULF BLVD # 810, St. Pete Beach	76.96%
Assessed Gap	3800 GULF BLVD # P, St. Pete Beach	74.38%
Assessed Gap	7100 SUNSET WAY # 208, St. Pete Beach	73.22%
Assessed Gap	5000 GULF BLVD # 302, St. Pete Beach	72.69%
Tax Rate	200 1ST AVE # 109, St. Pete Beach	3.08%
Tax Rate	5396 GULF BLVD # 107, St. Pete Beach	3.03%
Tax Rate	301 87TH AVE # 101, St. Pete Beach	3.00%
Tax Rate	6767 SUNSET WAY # 105, St. Pete Beach	3.00%
Tax Rate	6767 SUNSET WAY # 102, St. Pete Beach	2.99%

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.