

# Pinellas Market Lens

Market insight brief - 33 filtered parcels - June 13, 2026

## Filters

City	St. Pete Beach
Property type	Hotels and Motels (49 units or less)

## Exact KPIs

Parcels analyzed	33
Median market value	\$1,335,000
Mean market value	\$2,066,818
Median price per sqft	\$289
Total market value	\$68,205,000
Median tax rate	1.72%
Avg assessed gap	\$142,523
Avg assessed gap %	4.21%

## Analyst Takeaways

- The current slice contains 33 parcels with a median market value of \$1,335,000.
- The middle 50% of recorded market values spans \$910,000 to \$2,750,000.
- St. Pete Beach is the largest city segment in this slice with 33 parcels.
- Hotels and Motels (49 units or less) 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	33	\$1,335,000

## Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (49 units or less)	33	\$1,335,000

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	4980 GULF BLVD, St. Pete Beach	39.97%
Assessed Gap	1 PASS A GRILLE WAY, St. Pete Beach	33.76%
Assessed Gap	4999 GULF BLVD, St. Pete Beach	23.33%

Signal	Parcel	Metric
Assessed Gap	3828 GULF BLVD, St. Pete Beach	18.06%
Assessed Gap	6801 SUNSET WAY, St. Pete Beach	7.81%
Tax Rate	601 71ST AVE, St. Pete Beach	3.89%
Tax Rate	4999 GULF BLVD, St. Pete Beach	2.82%
Tax Rate	109 8TH AVE, St. Pete Beach	2.35%
Tax Rate	801 GULF WAY, St. Pete Beach	2.08%
Tax Rate	1007 GULF WAY, St. Pete Beach	2.07%

## 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.