

# Pinellas Market Lens

Market Insight brief • 2 filtered parcels • June 13, 2026

## Filters

City	St. Pete Beach
Property type	Industrial Not Classified Elsewhere

## Exact KPIs

Parcels analyzed	2
Median market value	\$699,021
Mean market value	\$699,021
Median price per sqft	\$124
Total market value	\$1,398,042
Median tax rate	1.56%
Avg assessed gap	\$37,069
Avg assessed gap %	5.64%

## Analyst Takeaways

- The current slice contains 2 parcels with a median market value of \$699,021.
- The middle 50% of recorded market values spans \$677,936 to \$720,106.
- St. Pete Beach is the largest city segment in this slice with 2 parcels.
- Industrial Not Classified Elsewhere 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	2	\$699,021

## Top Property Type Segments

Type	Parcels	Median Value
Industrial Not Classified Elsewhere	2	\$699,021

## 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.