

Pinellas Market Lens

Market insight brief - 28 filtered parcels - June 13, 2026

Filters

City	St. Pete Beach
Property type	Marina Condo - Wet Slip (Individually Owned)

Exact KPIs

Parcels analyzed	28
Median market value	\$21,403
Mean market value	\$26,808
Median price per sqft	-
Total market value	\$723,818
Median tax rate	1.60%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 28 parcels with a median market value of \$21,403.
- The middle 50% of recorded market values spans \$17,858 to \$31,152.
- St. Pete Beach is the largest city segment in this slice with 28 parcels.
- Marina Condo - Wet Slip (Individually Owned) 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	28	\$21,403

Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	28	\$21,403

Auditable Outliers

Signal	Parcel	Metric
Market Value	GULF BLVD, St. Pete Beach	\$58,438
Market Value	5301 GULF BLVD, St. Pete Beach	\$51,850

Signal	Parcel	Metric
Assessed Gap	9525 BLIND PASS RD, St. Pete Beach	0.00%
Assessed Gap	BLIND PASS RD, St. Pete Beach	0.00%
Assessed Gap	3111 PASS A GRILLE WAY BS# 1, St. Pete Beach	0.00%
Assessed Gap	5301 GULF BLVD, St. Pete Beach	0.00%
Assessed Gap	3200 GULF BLVD # 304, St. Pete Beach	0.00%
Tax Rate	9525 BLIND PASS RD, St. Pete Beach	1.61%
Tax Rate	9495 BLIND PASS RD, St. Pete Beach	1.61%
Tax Rate	GULF BLVD, St. Pete Beach	1.61%
Tax Rate	BLIND PASS RD, St. Pete Beach	1.61%
Tax Rate	BLIND PASS RD, St. Pete Beach	1.61%

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.