

Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

Filters

City	St. Pete Beach
Property type	Store w/Office or Apartment

Exact KPIs

Parcels analyzed	10
Median market value	\$955,000
Mean market value	\$956,200
Median price per sqft	\$236
Total market value	\$9,562,000
Median tax rate	1.64%
Avg assessed gap	\$64,683
Avg assessed gap %	7.81%

Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$955,000.
- The middle 50% of recorded market values spans \$644,250 to \$1,113,500.
- St. Pete Beach is the largest city segment in this slice with 10 parcels.
- Store w/Office or Apartment 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	10	\$955,000

Top Property Type Segments

Type	Parcels	Median Value
Store w/Office or Apartment	10	\$955,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	7217 GULF BLVD, St. Pete Beach	\$1,935,000
Assessed Gap	105 8TH AVE, St. Pete Beach	18.51%

Signal	Parcel	Metric
Assessed Gap	7600 GULF BLVD, St. Pete Beach	17.56%
Assessed Gap	6498 GULF BLVD, St. Pete Beach	14.44%
Assessed Gap	6920 GULF BLVD, St. Pete Beach	12.59%
Assessed Gap	7217 GULF BLVD, St. Pete Beach	8.35%
Tax Rate	106 8TH AVE, St. Pete Beach	1.73%
Tax Rate	104 8TH AVE, St. Pete Beach	1.70%
Tax Rate	7217 GULF BLVD, St. Pete Beach	1.66%
Tax Rate	4599 GULF BLVD, St. Pete Beach	1.66%
Tax Rate	6498 GULF BLVD, St. Pete Beach	1.65%

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.