

# Pinellas Market Lens

Market insight brief - 30 filtered parcels - June 13, 2026

## Filters

City	St. Pete Beach
Property type	Strip Store - (2 or more stores)

## Exact KPIs

Parcels analyzed	30
Median market value	\$877,500
Mean market value	\$1,225,267
Median price per sqft	\$175
Total market value	\$36,758,000
Median tax rate	1.63%
Avg assessed gap	\$53,406
Avg assessed gap %	4.53%

## Analyst Takeaways

- The current slice contains 30 parcels with a median market value of \$877,500.
- The middle 50% of recorded market values spans \$687,000 to \$1,136,250.
- St. Pete Beach is the largest city segment in this slice with 30 parcels.
- Strip Store - (2 or more stores) 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	30	\$877,500

## Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	30	\$877,500

## Auditable Outliers

Signal	Parcel	Metric
Market Value	5501 GULF BLVD, St. Pete Beach	\$5,690,000
Market Value	7490 GULF BLVD, St. Pete Beach	\$4,130,000

Signal	Parcel	Metric
Market Value	9524 BLIND PASS RD, St. Pete Beach	\$2,375,000
Market Value	340 COREY AVE, St. Pete Beach	\$1,950,000
Assessed Gap	7109 GULF BLVD, St. Pete Beach	19.57%
Assessed Gap	7401 GULF BLVD, St. Pete Beach	19.13%
Assessed Gap	7612 BLIND PASS RD, St. Pete Beach	17.00%
Assessed Gap	7863 BLIND PASS RD, St. Pete Beach	14.97%
Assessed Gap	6355 GULF BLVD, St. Pete Beach	14.91%
Tax Rate	4211 GULF BLVD, St. Pete Beach	1.75%
Tax Rate	300 COREY AVE, St. Pete Beach	1.69%
Tax Rate	326 COREY AVE, St. Pete Beach	1.69%
Tax Rate	7300 GULF BLVD, St. Pete Beach	1.69%
Tax Rate	6690 GULF BLVD, St. Pete Beach	1.68%

## 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.