

Pinellas Market Lens

Market insight brief - 86 filtered parcels - June 13, 2026

Filters

City	St. Pete Beach
Property type	Vacant Commercial Land

Exact KPIs

Parcels analyzed	86
Median market value	\$467,585
Mean market value	\$1,155,823
Median price per sqft	-
Total market value	\$99,400,816
Median tax rate	1.63%
Avg assessed gap	\$127,115
Avg assessed gap %	10.78%

Analyst Takeaways

- The current slice contains 86 parcels with a median market value of \$467,585.
- The middle 50% of recorded market values spans \$294,110 to \$789,867.
- St. Pete Beach is the largest city segment in this slice with 86 parcels.
- Vacant Commercial Land 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	86	\$467,585

Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land	53	\$479,400
Vacant Commercial Land w/XFSB	33	\$455,770

Auditable Outliers

Signal	Parcel	Metric
Market Value	GULF BLVD, St. Pete Beach	\$20,996,102

Signal	Parcel	Metric
Market Value	GULF BLVD, St. Pete Beach	\$9,843,139
Market Value	5750 GULF BLVD, St. Pete Beach	\$9,830,400
Market Value	GULF BLVD, St. Pete Beach	\$5,002,488
Market Value	7345 BAY ST, St. Pete Beach	\$3,491,274
Assessed Gap	BLIND PASS RD, St. Pete Beach	45.00%
Assessed Gap	GULF BLVD, St. Pete Beach	44.28%
Assessed Gap	75TH AVE, St. Pete Beach	40.04%
Assessed Gap	75TH AVE, St. Pete Beach	36.74%
Assessed Gap	GULF BLVD, St. Pete Beach	36.23%
Tax Rate	BLIND PASS RD, St. Pete Beach	2.11%
Tax Rate	BLIND PASS RD, St. Pete Beach	1.82%
Tax Rate	BLIND PASS RD, St. Pete Beach	1.80%
Tax Rate	COREY AVE, St. Pete Beach	1.76%
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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.