

Pinellas Market Lens

Market insight brief - 128,689 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
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Exact KPIs

Parcels analyzed	128,689
Median market value	\$303,438
Mean market value	\$516,517
Median price per sqft	\$241
Total market value	\$66,089,957,739
Median tax rate	1.91%
Avg assessed gap	\$139,825
Avg assessed gap %	33.05%

Analyst Takeaways

- The current slice contains 128,689 parcels with a median market value of \$303,438.
- The middle 50% of recorded market values spans \$211,066 to \$455,488.
- St. Petersburg is the largest city segment in this slice with 50,000 parcels.
- Single Family Home 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. Petersburg	50,000	\$303,568

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	30,907	\$320,204
Condominium	6,744	\$216,164
Condo Conversion - Apartments to Platted Condo (Previously Owner-Occupied)	2,562	\$150,020
Planned Unit Development	1,300	\$422,321
Duplex-Triplex-Fourplex	945	\$355,000
Manufactured Home (Co-Op or Share Owned)	944	\$62,392

Type	Parcels	Median Value
Single Family - more than one house per parcel	932	\$496,706
Vacant Residential - lot & acreage less than 5 acres	922	\$103,934

Auditable Outliers

Signal	Parcel	Metric
Market Value	9500 BAY PINES BLVD, St. Petersburg	\$245,914,408
Market Value	6TH AVE S, St. Petersburg	\$141,985,486
Market Value	330 3RD ST S, St. Petersburg	\$123,800,000
Market Value	225 1ST AVE N, St. Petersburg	\$123,000,000
Market Value	855 CENTRAL AVE, St. Petersburg	\$122,800,000
Assessed Gap	46TH AVE N, St. Petersburg	99.92%
Assessed Gap	52ND ST N, St. Petersburg	99.87%
Assessed Gap	QUEENSBORO AVE S, St. Petersburg	99.82%
Assessed Gap	54TH AVE N, St. Petersburg	99.62%
Assessed Gap	18TH AVE S, St. Petersburg	99.61%
Tax Rate	8TH ST N, St. Petersburg	343.53%
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Tax Rate	777 3RD AVE N # 1508, St. Petersburg	85.87%
Tax Rate	777 3RD AVE N # 1601, St. Petersburg	57.29%

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.
- Interactive EDA is capped at 50,000 rows for responsiveness.