

Pinellas Market Lens

Market insight brief - 19 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	ALF - Boarding House (less than 10 units)

Exact KPIs

Parcels analyzed	19
Median market value	\$363,836
Mean market value	\$423,355
Median price per sqft	\$197
Total market value	\$8,043,739
Median tax rate	1.97%
Avg assessed gap	\$43,775
Avg assessed gap %	13.80%

Analyst Takeaways

- The current slice contains 19 parcels with a median market value of \$363,836.
- The middle 50% of recorded market values spans \$321,496 to \$421,230.
- St. Petersburg is the largest city segment in this slice with 19 parcels.
- ALF - Boarding House (less than 10 units) 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	19	\$363,836

Top Property Type Segments

Type	Parcels	Median Value
ALF - Boarding House (less than 10 units)	19	\$363,836

Auditable Outliers

Signal	Parcel	Metric
Market Value	210 72ND AVE N, St. Petersburg	\$857,342
Market Value	493 8TH AVE N, St. Petersburg	\$855,155

Signal	Parcel	Metric
Market Value	205 4TH AVE N, St. Petersburg	\$844,302
Assessed Gap	2417 21ST ST S, St. Petersburg	82.21%
Assessed Gap	1707 18TH AVE S, St. Petersburg	41.55%
Assessed Gap	4910 49TH AVE N, St. Petersburg	30.77%
Assessed Gap	7105 50TH AVE N, St. Petersburg	28.77%
Assessed Gap	5201 5TH AVE N, St. Petersburg	20.10%
Tax Rate	7105 50TH AVE N, St. Petersburg	2.30%
Tax Rate	5012 NORTH RIDGE ST N, St. Petersburg	2.21%
Tax Rate	6405 40TH AVE N, St. Petersburg	2.10%
Tax Rate	3935 43RD AVE N, St. Petersburg	2.10%
Tax Rate	5509 WESTCHESTER BLVD, St. Petersburg	2.07%

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.