

# Pinellas Market Lens

Market insight brief - 285 filtered parcels - June 13, 2026

## Filters

City	St. Petersburg
Property type	Apartments (10 - 49 units)

## Exact KPIs

Parcels analyzed	285
Median market value	\$1,280,000
Mean market value	\$1,573,824
Median price per sqft	\$132
Total market value	\$448,539,797
Median tax rate	2.05%
Avg assessed gap	\$90,166
Avg assessed gap %	5.47%

## Analyst Takeaways

- The current slice contains 285 parcels with a median market value of \$1,280,000.
- The middle 50% of recorded market values spans \$880,000 to \$2,100,000.
- St. Petersburg is the largest city segment in this slice with 285 parcels.
- Apartments (10 - 49 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	285	\$1,280,000

## Top Property Type Segments

Type	Parcels	Median Value
Apartments (10 - 49 units)	285	\$1,280,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	1212 BURLINGTON AVE N, St. Petersburg	\$5,813,420
Market Value	550 50TH AVE N, St. Petersburg	\$4,800,000

Signal	Parcel	Metric
Market Value	3855 9TH AVE N, St. Petersburg	\$4,225,000
Market Value	301 4TH AVE N, St. Petersburg	\$4,025,000
Market Value	401 7TH AVE S, St. Petersburg	\$4,020,095
Assessed Gap	2700 52ND AVE N, St. Petersburg	48.13%
Assessed Gap	215 5TH ST N, St. Petersburg	47.67%
Assessed Gap	129 6TH ST S, St. Petersburg	45.04%
Assessed Gap	426 PARIS AVE S, St. Petersburg	43.00%
Assessed Gap	730 3RD AVE S, St. Petersburg	41.01%
Tax Rate	30TH AVE S, St. Petersburg	22.07%
Tax Rate	3430 19TH AVE S, St. Petersburg	18.41%
Tax Rate	536 17TH AVE S, St. Petersburg	6.10%
Tax Rate	2655 54TH AVE S, St. Petersburg	4.78%
Tax Rate	4200 1ST ST N, St. Petersburg	4.08%

## 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.