

# Pinellas Market Lens

Market insight brief - 44 filtered parcels - June 13, 2026

## Filters

City	St. Petersburg
Property type	Bar, With or Without Package Store

## Exact KPIs

Parcels analyzed	44
Median market value	\$685,000
Mean market value	\$840,227
Median price per sqft	\$164
Total market value	\$36,970,000
Median tax rate	1.99%
Avg assessed gap	\$127,532
Avg assessed gap %	13.35%

## Analyst Takeaways

- The current slice contains 44 parcels with a median market value of \$685,000.
- The middle 50% of recorded market values spans \$397,500 to \$971,250.
- St. Petersburg is the largest city segment in this slice with 44 parcels.
- Bar, With or Without Package Store 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	44	\$685,000

## Top Property Type Segments

Type	Parcels	Median Value
Bar, With or Without Package Store	44	\$685,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	1320 CENTRAL AVE, St. Petersburg	\$3,640,000
Market Value	256 1ST AVE N, St. Petersburg	\$2,600,000

Signal	Parcel	Metric
Market Value	10568 GANDY BLVD N, St. Petersburg	\$2,145,000
Assessed Gap	933 CENTRAL AVE, St. Petersburg	56.77%
Assessed Gap	1320 CENTRAL AVE, St. Petersburg	51.84%
Assessed Gap	2927 CENTRAL AVE, St. Petersburg	45.49%
Assessed Gap	2300 CENTRAL AVE, St. Petersburg	43.75%
Assessed Gap	1950 1ST AVE S, St. Petersburg	43.62%
Tax Rate	4021 54TH AVE N, St. Petersburg	2.71%
Tax Rate	2600 54TH AVE N, St. Petersburg	2.63%
Tax Rate	4808 COUNTY ROAD 16, St. Petersburg	2.43%
Tax Rate	3301 54TH AVE N, St. Petersburg	2.39%
Tax Rate	5304 66TH ST N, St. Petersburg	2.29%

## 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.