

Pinellas Market Lens

Market insight brief - 155 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Condo Com Apartments

Exact KPIs

Parcels analyzed	155
Median market value	\$87,656
Mean market value	\$158,703
Median price per sqft	\$113
Total market value	\$24,599,007
Median tax rate	2.17%
Avg assessed gap	\$17,448
Avg assessed gap %	8.82%

Analyst Takeaways

- The current slice contains 155 parcels with a median market value of \$87,656.
- The middle 50% of recorded market values spans \$81,927 to \$118,044.
- St. Petersburg is the largest city segment in this slice with 155 parcels.
- Condo Com Apartments 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	155	\$87,656

Top Property Type Segments

Type	Parcels	Median Value
Condo Com Apartments	155	\$87,656

Auditable Outliers

Signal	Parcel	Metric
Market Value	420 4TH ST S, St. Petersburg	\$4,200,000
Market Value	300 4TH AVE S, St. Petersburg	\$3,700,000

Signal	Parcel	Metric
Market Value	3890 34TH AVE S # 1A, St. Petersburg	\$2,223,706
Market Value	4420 37TH ST S # 5, St. Petersburg	\$187,000
Market Value	4420 37TH ST S # 10, St. Petersburg	\$187,000
Assessed Gap	733 5TH AVE N # 2, St. Petersburg	57.16%
Assessed Gap	735 5TH AVE N # 8, St. Petersburg	57.16%
Assessed Gap	735 5TH AVE N # 10, St. Petersburg	56.87%
Assessed Gap	733 5TH AVE N # 4, St. Petersburg	56.87%
Assessed Gap	735 5TH AVE N # 12, St. Petersburg	56.43%
Tax Rate	3700 HAINES RD N # 1, St. Petersburg	2.51%
Tax Rate	200 WESTWOOD TER N # 126, St. Petersburg	2.47%
Tax Rate	200 WESTWOOD TER N # 122, St. Petersburg	2.41%
Tax Rate	200 WESTWOOD TER N # 214, St. Petersburg	2.41%
Tax Rate	5026 1ST ST N # 103, 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.