

Pinellas Market Lens

Market insight brief - 81 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Condo Hotel and Motel

Exact KPIs

Parcels analyzed	81
Median market value	\$261,286
Mean market value	\$254,185
Median price per sqft	\$516
Total market value	\$20,588,979
Median tax rate	1.99%
Avg assessed gap	\$32,457
Avg assessed gap %	12.40%

Analyst Takeaways

- The current slice contains 81 parcels with a median market value of \$261,286.
- The middle 50% of recorded market values spans \$227,416 to \$261,286.
- St. Petersburg is the largest city segment in this slice with 81 parcels.
- Condo Hotel and Motel 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	81	\$261,286

Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	81	\$261,286

Auditable Outliers

Signal	Parcel	Metric
Market Value	8800 BAY PINES BLVD # 115, St. Petersburg	\$349,567
Market Value	8800 BAY PINES BLVD # 415, St. Petersburg	\$349,567

Signal	Parcel	Metric
Market Value	8800 BAY PINES BLVD # 315, St. Petersburg	\$349,567
Market Value	8800 BAY PINES BLVD # 215, St. Petersburg	\$349,567
Assessed Gap	8800 BAY PINES BLVD # 416, St. Petersburg	43.78%
Assessed Gap	8800 BAY PINES BLVD # 215, St. Petersburg	38.03%
Assessed Gap	8800 BAY PINES BLVD # 207, St. Petersburg	30.32%
Assessed Gap	8800 BAY PINES BLVD # 319, St. Petersburg	30.32%
Assessed Gap	8800 BAY PINES BLVD # 317, St. Petersburg	30.32%
Tax Rate	8800 BAY PINES BLVD # 205, St. Petersburg	2.38%
Tax Rate	8800 BAY PINES BLVD # 105, St. Petersburg	2.38%
Tax Rate	8800 BAY PINES BLVD # 305, St. Petersburg	2.38%
Tax Rate	8800 BAY PINES BLVD # 405, St. Petersburg	2.38%
Tax Rate	8800 BAY PINES BLVD # 106-B, St. Petersburg	2.36%

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.