

Pinellas Market Lens

Market insight brief - 82 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Condo Industrial/Warehouse (Unit)

Exact KPIs

Parcels analyzed	82
Median market value	\$261,630
Mean market value	\$389,572
Median price per sqft	\$242
Total market value	\$31,944,901
Median tax rate	2.00%
Avg assessed gap	\$34,751
Avg assessed gap %	7.06%

Analyst Takeaways

- The current slice contains 82 parcels with a median market value of \$261,630.
- The middle 50% of recorded market values spans \$201,996 to \$385,560.
- St. Petersburg is the largest city segment in this slice with 82 parcels.
- Condo Industrial/Warehouse (Unit) 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	82	\$261,630

Top Property Type Segments

Type	Parcels	Median Value
Condo Industrial/Warehouse (Unit)	82	\$261,630

Auditable Outliers

Signal	Parcel	Metric
Market Value	2600 118TH AVE N # 1, St. Petersburg	\$1,471,401
Market Value	2600 118TH AVE N # 3, St. Petersburg	\$1,471,401

Signal	Parcel	Metric
Market Value	2600 118TH AVE N # 2, St. Petersburg	\$1,471,401
Market Value	2600 118TH AVE N # 4, St. Petersburg	\$1,471,401
Market Value	2600 118TH AVE N # 8, St. Petersburg	\$1,226,168
Assessed Gap	3421 19TH AVE S # 3, St. Petersburg	51.23%
Assessed Gap	3421 19TH AVE S # 2, St. Petersburg	51.23%
Assessed Gap	3421 19TH AVE S # 5, St. Petersburg	51.23%
Assessed Gap	3425 19TH AVE S # 8, St. Petersburg	48.39%
Assessed Gap	3425 19TH AVE S # 6, St. Petersburg	48.39%
Tax Rate	3416 MORRIS ST N # 2, St. Petersburg	2.22%
Tax Rate	3679 46TH AVE N, St. Petersburg	2.17%
Tax Rate	3667 46TH AVE N, St. Petersburg	2.17%
Tax Rate	3691 46TH AVE N, St. Petersburg	2.17%
Tax Rate	3410 MORRIS ST N # 1, St. Petersburg	2.12%

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.