

# Pinellas Market Lens

Market insight brief - 255 filtered parcels - June 13, 2026

## Filters

|               |                     |
|---------------|---------------------|
| City          | St. Petersburg      |
| Property type | Condo Office (Unit) |

## Exact KPIs

|                       |               |
|-----------------------|---------------|
| Parcels analyzed      | 255           |
| Median market value   | \$265,000     |
| Mean market value     | \$606,305     |
| Median price per sqft | \$186         |
| Total market value    | \$154,607,650 |
| Median tax rate       | 2.02%         |
| Avg assessed gap      | \$50,573      |
| Avg assessed gap %    | 10.36%        |

## Analyst Takeaways

- The current slice contains 255 parcels with a median market value of \$265,000.
- The middle 50% of recorded market values spans \$172,675 to \$472,250.
- St. Petersburg is the largest city segment in this slice with 255 parcels.
- Condo Office (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 | 255     | \$265,000    |

## Top Property Type Segments

| Type                | Parcels | Median Value |
|---------------------|---------|--------------|
| Condo Office (Unit) | 255     | \$265,000    |

## Auditable Outliers

| Signal       | Parcel                          | Metric       |
|--------------|---------------------------------|--------------|
| Market Value | 150 CENTRAL AVE, St. Petersburg | \$18,975,000 |
| Market Value | 100 CENTRAL AVE, St. Petersburg | \$11,735,000 |

| Signal       | Parcel                                   | Metric      |
|--------------|--|-------------|
| Market Value | 625 6TH AVE S # 200, St. Petersburg      | \$6,650,000 |
| Market Value | 12450 ROOSEVELT BLVD N, St. Petersburg   | \$6,248,000 |
| Market Value | 100 1ST AVE N # 6, St. Petersburg        | \$3,350,000 |
| Assessed Gap | 335 47TH AVE N, St. Petersburg           | 92.23%      |
| Assessed Gap | 625 6TH AVE S # 380, St. Petersburg      | 64.09%      |
| Assessed Gap | 136 4TH ST N # 101, St. Petersburg       | 53.60%      |
| Assessed Gap | 6740 CROSSWINDS DR N # D, St. Petersburg | 43.36%      |
| Assessed Gap | 6740 CROSSWINDS DR N # E, St. Petersburg | 43.16%      |
| Tax Rate     | 625 6TH AVE S # 105, St. Petersburg      | 2.77%       |
| Tax Rate     | 625 6TH AVE S # 335, St. Petersburg      | 2.77%       |
| Tax Rate     | 625 6TH AVE S # 310, St. Petersburg      | 2.76%       |
| Tax Rate     | 625 6TH AVE S # 345, St. Petersburg      | 2.76%       |
| Tax Rate     | 625 6TH AVE S # 315, St. Petersburg      | 2.76%       |

## 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.