

Pinellas Market Lens

Market insight brief - 67 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Financial Institution

Exact KPIs

Parcels analyzed	67
Median market value	\$1,477,000
Mean market value	\$1,566,034
Median price per sqft	\$330
Total market value	\$104,924,289
Median tax rate	1.99%
Avg assessed gap	\$42,619
Avg assessed gap %	2.36%

Analyst Takeaways

- The current slice contains 67 parcels with a median market value of \$1,477,000.
- The middle 50% of recorded market values spans \$1,185,000 to \$1,785,625.
- St. Petersburg is the largest city segment in this slice with 67 parcels.
- Financial Institution 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	67	\$1,477,000

Top Property Type Segments

Type	Parcels	Median Value
Financial Institution	67	\$1,477,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	510 CENTRAL AVE, St. Petersburg	\$3,950,000
Market Value	1200 4TH ST N, St. Petersburg	\$2,985,000

Signal	Parcel	Metric
Market Value	2201 66TH ST N, St. Petersburg	\$2,711,000
Market Value	5900 CENTRAL AVE, St. Petersburg	\$2,696,000
Assessed Gap	565 1ST AVE S, St. Petersburg	42.73%
Assessed Gap	2350 34TH ST N, St. Petersburg	34.51%
Assessed Gap	510 CENTRAL AVE, St. Petersburg	20.39%
Assessed Gap	400 16TH ST N, St. Petersburg	14.88%
Assessed Gap	301 38TH AVE N, St. Petersburg	13.95%
Tax Rate	5801 49TH ST N, St. Petersburg	2.29%
Tax Rate	333 2ND AVE S, St. Petersburg	2.11%
Tax Rate	8181 54TH AVE N, St. Petersburg	2.11%
Tax Rate	5511 PARK ST, St. Petersburg	2.11%
Tax Rate	2350 34TH ST N, St. Petersburg	2.07%

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.