

Pinellas Market Lens

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

Filters

City	St. Petersburg
Property type	Marina - Boat Storage (High

Exact KPIs

Parcels analyzed	13
Median market value	\$3,880,000
Mean market value	\$9,151,154
Median price per sqft	\$140
Total market value	\$118,965,000
Median tax rate	2.05%
Avg assessed gap	\$140,811
Avg assessed gap %	2.31%

Analyst Takeaways

- The current slice contains 13 parcels with a median market value of \$3,880,000.
- The middle 50% of recorded market values spans \$2,500,000 to \$11,500,000.
- St. Petersburg is the largest city segment in this slice with 13 parcels.
- Marina - Boat Storage (High & Dry and/or Wet Slip) 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	13	\$3,880,000

Top Property Type Segments

Type	Parcels	Median Value
Marina - Boat Storage (High & Dry and/or Wet Slip)	13	\$3,880,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	405 2ND AVE SE, St. Petersburg	\$53,500,000
Assessed Gap	BAYBORO HARBOR, St. Petersburg	30.01%

Signal	Parcel	Metric
Assessed Gap	200 MADONNA BLVD, St. Petersburg	0.00%
Assessed Gap	4800 37TH ST S, St. Petersburg	0.00%
Assessed Gap	SUN BLVD, St. Petersburg	0.00%
Assessed Gap	5821 32ND WAY S, St. Petersburg	0.00%
Tax Rate	8610 BAY PINES BLVD, St. Petersburg	2.17%
Tax Rate	MADONNA BLVD, St. Petersburg	2.07%
Tax Rate	BAYSHORE DR NE, St. Petersburg	2.05%
Tax Rate	1500 2ND ST S, St. Petersburg	2.05%
Tax Rate	3701 50TH AVE S, St. Petersburg	2.05%

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.