

Pinellas Market Lens

Market insight brief - 342 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Medical Office Building - single

Exact KPIs

Parcels analyzed	342
Median market value	\$730,000
Mean market value	\$1,203,892
Median price per sqft	\$185
Total market value	\$408,119,487
Median tax rate	2.09%
Avg assessed gap	\$38,317
Avg assessed gap %	3.18%

Analyst Takeaways

- The current slice contains 342 parcels with a median market value of \$730,000.
- The middle 50% of recorded market values spans \$432,500 to \$1,340,000.
- St. Petersburg is the largest city segment in this slice with 342 parcels.
- Medical Office Building - single & multi-story 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	342	\$730,000

Top Property Type Segments

Type	Parcels	Median Value
Medical Office Building - single & multi-story	342	\$730,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	1800 66TH ST N, St. Petersburg	\$19,762,714
Market Value	10100 DR MARTIN LUTHER KING JR ST N, St. Petersburg	\$14,200,000

Signal	Parcel	Metric
Market Value	6006 49TH ST N, St. Petersburg	\$8,530,000
Market Value	560 JACKSON ST N, St. Petersburg	\$7,750,000
Market Value	500 DR MARTIN LUTHER KING JR ST N, St. Petersburg	\$5,030,000
Assessed Gap	5101 BRITTANY DR S, St. Petersburg	58.41%
Assessed Gap	350 6TH ST S, St. Petersburg	47.57%
Assessed Gap	446 4TH ST S, St. Petersburg	47.33%
Assessed Gap	300 49TH ST S, St. Petersburg	43.07%
Assessed Gap	7530 4TH ST N, St. Petersburg	38.41%
Tax Rate	10051 5TH ST N, St. Petersburg	7.73%
Tax Rate	6133 CENTRAL AVE, St. Petersburg	4.71%
Tax Rate	3701 4TH ST N, St. Petersburg	3.47%
Tax Rate	1751 66TH ST N, St. Petersburg	3.31%
Tax Rate	2201 CENTRAL AVE, St. Petersburg	3.17%

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.