

Pinellas Market Lens

Market insight brief - 122 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Restaurant, Cafeteria

Exact KPIs

Parcels analyzed	122
Median market value	\$810,000
Mean market value	\$1,146,744
Median price per sqft	\$242
Total market value	\$139,902,800
Median tax rate	1.99%
Avg assessed gap	\$87,406
Avg assessed gap %	9.17%

Analyst Takeaways

- The current slice contains 122 parcels with a median market value of \$810,000.
- The middle 50% of recorded market values spans \$496,250 to \$1,618,750.
- St. Petersburg is the largest city segment in this slice with 122 parcels.
- Restaurant, Cafeteria 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	122	\$810,000

Top Property Type Segments

Type	Parcels	Median Value
Restaurant, Cafeteria	122	\$810,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	123 4TH ST S, St. Petersburg	\$6,380,000
Market Value	655 2ND AVE S, St. Petersburg	\$4,815,000

Signal	Parcel	Metric
Market Value	2340 CENTRAL AVE, St. Petersburg	\$4,075,000
Market Value	1101 1ST AVE S, St. Petersburg	\$3,350,000
Assessed Gap	1001 1ST AVE N, St. Petersburg	66.73%
Assessed Gap	2901 CENTRAL AVE, St. Petersburg	60.20%
Assessed Gap	2950 CENTRAL AVE, St. Petersburg	57.72%
Assessed Gap	811 DR MARTIN LUTHER KING JR ST S, St. Petersburg	53.15%
Assessed Gap	2245 CENTRAL AVE, St. Petersburg	50.73%
Tax Rate	551 CENTRAL AVE, St. Petersburg	11.68%
Tax Rate	5800 34TH ST N, St. Petersburg	3.99%
Tax Rate	1050 62ND AVE N, St. Petersburg	2.96%
Tax Rate	515 CENTRAL AVE, St. Petersburg	2.54%
Tax Rate	6475 CENTRAL AVE, St. Petersburg	2.39%

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.