

Pinellas Market Lens

Market insight brief - 2,470 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Single Family - more than one house per parcel

Exact KPIs

Parcels analyzed	2,470
Median market value	\$499,631
Mean market value	\$638,640
Median price per sqft	\$267
Total market value	\$1,577,440,060
Median tax rate	1.90%
Avg assessed gap	\$230,050
Avg assessed gap %	35.01%

Analyst Takeaways

- The current slice contains 2,470 parcels with a median market value of \$499,631.
- The middle 50% of recorded market values spans \$326,541 to \$756,990.
- St. Petersburg is the largest city segment in this slice with 2,470 parcels.
- Single Family - more than one house per parcel 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	2,470	\$499,631

Top Property Type Segments

Type	Parcels	Median Value
Single Family - more than one house per parcel	2,470	\$499,631

Auditable Outliers

Signal	Parcel	Metric
Market Value	6123 54TH ST S, St. Petersburg	\$22,738,169
Market Value	2060 BRIGHTWATERS BLVD NE, St. Petersburg	\$14,957,697

Signal	Parcel	Metric
Market Value	850 PINELLAS POINT DR S, St. Petersburg	\$6,717,178
Market Value	2093 CAROLINA AVE NE, St. Petersburg	\$6,543,545
Market Value	1518 PARK ST N, St. Petersburg	\$5,780,828
Assessed Gap	2118 13TH ST S, St. Petersburg	97.97%
Assessed Gap	2043 10TH ST S, St. Petersburg	97.48%
Assessed Gap	784 21ST AVE S, St. Petersburg	96.82%
Assessed Gap	1312 11TH AVE S, St. Petersburg	96.71%
Assessed Gap	2529 2ND AVE S, St. Petersburg	96.70%
Tax Rate	4071 45TH AVE N, St. Petersburg	17.59%
Tax Rate	526 39TH AVE S, St. Petersburg	12.67%
Tax Rate	476 43RD AVE N, St. Petersburg	9.00%
Tax Rate	435 44TH AVE N, St. Petersburg	8.60%
Tax Rate	868 44TH AVE N, St. Petersburg	8.43%

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.