

Pinellas Market Lens

Market insight brief - 29 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Single Family Community Land Trust

Exact KPIs

Parcels analyzed	29
Median market value	\$353,500
Mean market value	\$340,194
Median price per sqft	\$264
Total market value	\$9,865,620
Median tax rate	2.02%
Avg assessed gap	\$118,872
Avg assessed gap %	34.24%

Analyst Takeaways

- The current slice contains 29 parcels with a median market value of \$353,500.
- The middle 50% of recorded market values spans \$274,023 to \$400,659.
- St. Petersburg is the largest city segment in this slice with 29 parcels.
- Single Family Community Land Trust is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
St. Petersburg	29	\$353,500

Top Property Type Segments

Type	Parcels	Median Value
Single Family Community Land Trust	29	\$353,500

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	1825 44TH ST S, St. Petersburg	91.31%
Assessed Gap	4500 51ST CT N, St. Petersburg	60.11%
Assessed Gap	4772 58TH AVE N, St. Petersburg	57.90%

Signal	Parcel	Metric
Assessed Gap	3114 57TH AVE N, St. Petersburg	54.04%
Assessed Gap	6642 27TH ST N, St. Petersburg	54.00%
Tax Rate	1825 44TH ST S, St. Petersburg	5.64%
Tax Rate	810 15TH AVE S, St. Petersburg	3.95%
Tax Rate	759 14TH AVE S, St. Petersburg	3.05%
Tax Rate	1155 15TH AVE S, St. Petersburg	2.68%
Tax Rate	695 17TH AVE S, St. Petersburg	2.62%

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.