

Pinellas Market Lens

Market insight brief - 79,386 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Single Family Home

Exact KPIs

Parcels analyzed	79,386
Median market value	\$320,107
Mean market value	\$430,436
Median price per sqft	\$256
Total market value	\$34,168,429,153
Median tax rate	1.92%
Avg assessed gap	\$171,217
Avg assessed gap %	39.76%

Analyst Takeaways

- The current slice contains 79,386 parcels with a median market value of \$320,107.
- The middle 50% of recorded market values spans \$249,769 to \$442,663.
- St. Petersburg is the largest city segment in this slice with 50,000 parcels.
- Single Family Home 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	50,000	\$320,564

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	50,000	\$320,564

Auditable Outliers

Signal	Parcel	Metric
Market Value	1781 BRIGHTWATERS BLVD NE, St. Petersburg	\$18,281,796
Market Value	375 BRIGHTWATERS BLVD NE, St. Petersburg	\$15,810,504

Signal	Parcel	Metric
Market Value	2040 BRIGHTWATERS BLVD NE, St. Petersburg	\$11,368,696
Market Value	1663 BRIGHTWATERS BLVD NE, St. Petersburg	\$11,026,594
Market Value	1338 PARK ST N, St. Petersburg	\$9,793,479
Assessed Gap	1010 10TH AVE S, St. Petersburg	98.82%
Assessed Gap	1610 14TH ST S, St. Petersburg	98.52%
Assessed Gap	965 9TH AVE S, St. Petersburg	98.36%
Assessed Gap	945 10TH AVE S, St. Petersburg	98.24%
Assessed Gap	966 9TH AVE S, St. Petersburg	98.09%
Tax Rate	2245 BURLINGTON AVE N, St. Petersburg	40.05%
Tax Rate	1445 29TH AVE N, St. Petersburg	33.95%
Tax Rate	1851 MISSISSIPPI AVE NE, St. Petersburg	20.19%
Tax Rate	3469 17TH AVE S, St. Petersburg	20.08%
Tax Rate	3457 17TH AVE S, St. Petersburg	19.92%

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.
- Interactive EDA is capped at 50,000 rows for responsiveness.