

# Pinellas Market Lens

Market insight brief - 259 filtered parcels - June 13, 2026

## Filters

City	St. Petersburg
Property type	Single Family with Accessory Dwelling

## Exact KPIs

Parcels analyzed	259
Median market value	\$439,676
Mean market value	\$539,018
Median price per sqft	\$234
Total market value	\$139,605,682
Median tax rate	2.08%
Avg assessed gap	\$79,024
Avg assessed gap %	14.76%

## Analyst Takeaways

- The current slice contains 259 parcels with a median market value of \$439,676.
- The middle 50% of recorded market values spans \$281,512 to \$669,212.
- St. Petersburg is the largest city segment in this slice with 259 parcels.
- Single Family with Accessory Dwelling 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	259	\$439,676

## Top Property Type Segments

Type	Parcels	Median Value
Single Family with Accessory Dwelling	259	\$439,676

## Auditable Outliers

Signal	Parcel	Metric
Market Value	101 18TH AVE N, St. Petersburg	\$2,089,616
Market Value	145 14TH AVE N, St. Petersburg	\$2,062,811

Signal	Parcel	Metric
Market Value	206 13TH AVE NE, St. Petersburg	\$1,736,441
Market Value	151 17TH AVE N, St. Petersburg	\$1,719,382
Market Value	222 10TH AVE N, St. Petersburg	\$1,668,471
Assessed Gap	4140 14TH AVE S, St. Petersburg	83.09%
Assessed Gap	1520 20TH AVE N, St. Petersburg	77.96%
Assessed Gap	3544 3RD AVE S, St. Petersburg	77.08%
Assessed Gap	3111 21ST ST N, St. Petersburg	76.48%
Assessed Gap	1125 MELROSE AVE S, St. Petersburg	75.56%
Tax Rate	654 35TH AVE N, St. Petersburg	35.32%
Tax Rate	1030 11TH AVE S, St. Petersburg	24.86%
Tax Rate	1819 13TH AVE S, St. Petersburg	24.52%
Tax Rate	1730 30TH ST S, St. Petersburg	21.56%
Tax Rate	925 13TH AVE S, St. Petersburg	19.34%

## 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.