

# Pinellas Market Lens

Market insight brief - 385 filtered parcels - June 13, 2026

## Filters

City	St. Petersburg
Property type	Strip Store - (2 or more stores)

## Exact KPIs

Parcels analyzed	385
Median market value	\$870,000
Mean market value	\$1,434,055
Median price per sqft	\$141
Total market value	\$549,242,975
Median tax rate	1.99%
Avg assessed gap	\$83,737
Avg assessed gap %	7.02%

## Analyst Takeaways

- The current slice contains 385 parcels with a median market value of \$870,000.
- The middle 50% of recorded market values spans \$432,500 to \$1,815,000.
- St. Petersburg is the largest city segment in this slice with 385 parcels.
- Strip Store - (2 or more stores) 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	385	\$870,000

## Top Property Type Segments

Type	Parcels	Median Value
Strip Store - (2 or more stores)	385	\$870,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	1402 66TH ST N, St. Petersburg	\$16,930,000
Market Value	820 3RD AVE S, St. Petersburg	\$13,540,000

Signal	Parcel	Metric
Market Value	3365 CENTRAL AVE, St. Petersburg	\$9,310,000
Market Value	5000 4TH ST N, St. Petersburg	\$8,015,000
Market Value	2325 ULMERTON RD, St. Petersburg	\$7,000,000
Assessed Gap	860 3RD AVE S, St. Petersburg	66.88%
Assessed Gap	2309 CENTRAL AVE, St. Petersburg	64.36%
Assessed Gap	1029 CENTRAL AVE, St. Petersburg	59.00%
Assessed Gap	2230 DR MARTIN LUTHER KING JR ST S, St. Petersburg	52.88%
Assessed Gap	820 3RD AVE S, St. Petersburg	52.82%
Tax Rate	502 28TH ST S, St. Petersburg	17.09%
Tax Rate	1506 54TH AVE N, St. Petersburg	5.21%
Tax Rate	695 CENTRAL AVE, St. Petersburg	4.36%
Tax Rate	5300 4TH ST N, St. Petersburg	4.23%
Tax Rate	5830 9TH AVE N, St. Petersburg	3.44%

## 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.