

Pinellas Market Lens

Market insight brief - 10 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Superstores - Retail

Exact KPIs

Parcels analyzed	10
Median market value	\$12,437,500
Mean market value	\$11,845,500
Median price per sqft	\$97
Total market value	\$118,455,000
Median tax rate	2.04%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 10 parcels with a median market value of \$12,437,500.
- The middle 50% of recorded market values spans \$9,543,750 to \$13,587,500.
- St. Petersburg is the largest city segment in this slice with 10 parcels.
- Superstores - Retail 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	10	\$12,437,500

Top Property Type Segments

Type	Parcels	Median Value
Superstores - Retail	10	\$12,437,500

Auditable Outliers

Signal	Parcel	Metric
Market Value	3501 34TH ST S, St. Petersburg	\$20,500,000
Assessed Gap	201 34TH ST N, St. Petersburg	0.00%

Signal	Parcel	Metric
Assessed Gap	7801 US HIGHWAY 19 N, St. Petersburg	0.00%
Assessed Gap	2380 24TH AVE N, St. Petersburg	0.00%
Assessed Gap	4501 34TH ST N, St. Petersburg	0.00%
Assessed Gap	1725 34TH ST N, St. Petersburg	0.00%
Tax Rate	4501 34TH ST N, St. Petersburg	2.24%
Tax Rate	7801 US HIGHWAY 19 N, St. Petersburg	2.12%
Tax Rate	201 34TH ST N, St. Petersburg	2.04%
Tax Rate	3993 TYRONE BLVD N, St. Petersburg	2.04%
Tax Rate	2300 22ND AVE N, St. Petersburg	2.04%

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.