

Pinellas Market Lens

Market insight brief - 2,335 filtered parcels - June 13, 2026

Filters

City	St. Petersburg
Property type	Vacant Residential - lot

Exact KPIs

Parcels analyzed	2,335
Median market value	\$107,171
Mean market value	\$216,006
Median price per sqft	-
Total market value	\$493,789,878
Median tax rate	1.99%
Avg assessed gap	\$65,034
Avg assessed gap %	36.60%

Analyst Takeaways

- The current slice contains 2,335 parcels with a median market value of \$107,171.
- The middle 50% of recorded market values spans \$61,834 to \$233,074.
- St. Petersburg is the largest city segment in this slice with 2,335 parcels.
- Vacant Residential - lot & acreage less than 5 acres 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	2,335	\$107,171

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	2,335	\$107,171

Auditable Outliers

Signal	Parcel	Metric
Market Value	1555 BRIGHTWATERS BLVD NE, St. Petersburg	\$5,120,953
Market Value	125 BAY POINT DR NE, St. Petersburg	\$4,802,043

Signal	Parcel	Metric
Market Value	1771 BRIGHTWATERS BLVD NE, St. Petersburg	\$4,670,912
Market Value	141 BAY POINT DR NE, St. Petersburg	\$3,190,719
Market Value	133 BAY POINT DR NE, St. Petersburg	\$3,037,717
Assessed Gap	71ST ST N, St. Petersburg	99.92%
Assessed Gap	3226 EMERSON AVE S, St. Petersburg	96.83%
Assessed Gap	2026 13TH ST S, St. Petersburg	96.76%
Assessed Gap	3211 EMERSON AVE S, St. Petersburg	96.52%
Assessed Gap	4TH AVE S, St. Petersburg	96.39%
Tax Rate	9TH AVE S, St. Petersburg	15.43%
Tax Rate	1100 8TH ST N, St. Petersburg	9.89%
Tax Rate	379 13TH ST N, St. Petersburg	4.21%
Tax Rate	371 13TH ST N, St. Petersburg	3.92%
Tax Rate	40TH AVE N, St. Petersburg	3.70%

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.