

Pinellas Market Lens

Market insight brief - 34 filtered parcels - June 13, 2026

Filters

City	Treasure Island
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	34
Median market value	\$970,000
Mean market value	\$1,041,229
Median price per sqft	\$230
Total market value	\$35,401,782
Median tax rate	1.66%
Avg assessed gap	\$70,982
Avg assessed gap %	6.77%

Analyst Takeaways

- The current slice contains 34 parcels with a median market value of \$970,000.
- The middle 50% of recorded market values spans \$727,500 to \$1,300,000.
- Treasure Island is the largest city segment in this slice with 34 parcels.
- Apartments (5-9 units) 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
Treasure Island	34	\$970,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	34	\$970,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	205 116TH AVE, Treasure Island	\$2,300,000
Assessed Gap	40 77TH AVE, Treasure Island	53.05%

Signal	Parcel	Metric
Assessed Gap	12625 SUNSHINE LN, Treasure Island	41.22%
Assessed Gap	12135 GULF BLVD, Treasure Island	39.91%
Assessed Gap	125 119TH AVE, Treasure Island	32.17%
Assessed Gap	12127 GULF BLVD, Treasure Island	26.30%
Tax Rate	165 117TH AVE, Treasure Island	2.83%
Tax Rate	164 116TH AVE, Treasure Island	2.69%
Tax Rate	160 112TH AVE, Treasure Island	2.21%
Tax Rate	11355 3RD ST E, Treasure Island	2.15%
Tax Rate	11955 3RD ST E, Treasure Island	2.14%

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.