

# Pinellas Market Lens

Market insight brief - 655 filtered parcels - June 13, 2026

## Filters

City	Treasure Island
Property type	Condo Hotel and Motel

## Exact KPIs

Parcels analyzed	655
Median market value	\$461,295
Mean market value	\$470,994
Median price per sqft	\$735
Total market value	\$308,501,150
Median tax rate	1.52%
Avg assessed gap	\$10,195
Avg assessed gap %	2.63%

## Analyst Takeaways

- The current slice contains 655 parcels with a median market value of \$461,295.
- The middle 50% of recorded market values spans \$343,214 to \$552,486.
- Treasure Island is the largest city segment in this slice with 655 parcels.
- Condo Hotel and Motel 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	655	\$461,295

## Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	655	\$461,295

## Auditable Outliers

Signal	Parcel	Metric
Market Value	12000 GULF BLVD # 605-W, Treasure Island	\$1,111,099
Market Value	12000 GULF BLVD # 206-W, Treasure Island	\$1,111,099

Signal	Parcel	Metric
Market Value	12000 GULF BLVD # 607-W, Treasure Island	\$1,111,099
Market Value	10116 GULF BLVD # 603W, Treasure Island	\$974,610
Market Value	10116 GULF BLVD # 602W, Treasure Island	\$907,290
Assessed Gap	10650 GULF BLVD # 303, Treasure Island	24.97%
Assessed Gap	12240 GULF BLVD # 5, Treasure Island	24.96%
Assessed Gap	12240 GULF BLVD # 6, Treasure Island	24.96%
Assessed Gap	9980 GULF BLVD # 404, Treasure Island	22.40%
Assessed Gap	16 PARADISE LN # 203, Treasure Island	20.87%
Tax Rate	11360 GULF BLVD #101, Treasure Island	7201.18%
Tax Rate	10650 GULF BLVD # 844, Treasure Island	3.16%
Tax Rate	10650 GULF BLVD # 840, Treasure Island	3.16%
Tax Rate	10650 GULF BLVD # 842, Treasure Island	3.09%
Tax Rate	10650 GULF BLVD # 109, Treasure Island	2.86%

## 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.