

Pinellas Market Lens

Market insight brief - 90 filtered parcels - June 13, 2026

Filters

Property type	ALF - Boarding House (less than 10 units)
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Exact KPIs

Parcels analyzed	90
Median market value	\$397,040
Mean market value	\$447,503
Median price per sqft	\$191
Total market value	\$40,275,245
Median tax rate	1.88%
Avg assessed gap	\$63,582
Avg assessed gap %	13.88%

Analyst Takeaways

- The current slice contains 90 parcels with a median market value of \$397,040.
- The middle 50% of recorded market values spans \$331,248 to \$490,793.
- Clearwater is the largest city segment in this slice with 32 parcels.
- ALF - Boarding House (less than 10 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
Clearwater	32	\$393,878
St. Petersburg	19	\$363,836
Largo	11	\$372,829
Dunedin	7	\$585,350
Pinellas Park	6	\$418,224
Safety Harbor	5	\$434,213
Seminole	4	\$332,424
Palm Harbor	3	\$560,171

Top Property Type Segments

Type	Parcels	Median Value
ALF - Boarding House (less than 10 units)	90	\$397,040

Auditable Outliers

Signal	Parcel	Metric
Market Value	12948 PARK BLVD, Seminole	\$1,147,032
Market Value	1891 COUNTY ROAD 193, Clearwater	\$1,074,173
Market Value	1290 12TH ST, Palm Harbor	\$969,819
Market Value	210 72ND AVE N, St. Petersburg	\$857,342
Market Value	493 8TH AVE N, St. Petersburg	\$855,155
Assessed Gap	2417 21ST ST S, St. Petersburg	82.21%
Assessed Gap	124 OVERBROOK DR E, Largo	68.46%
Assessed Gap	8298 121ST AVE, Largo	56.54%
Assessed Gap	856 5TH ST S, Safety Harbor	56.06%
Assessed Gap	1891 COUNTY ROAD 193, Clearwater	47.34%
Tax Rate	7272 64TH ST N, Pinellas Park	2.34%
Tax Rate	7105 50TH AVE N, St. Petersburg	2.30%
Tax Rate	6035 72ND AVE N, Pinellas Park	2.25%
Tax Rate	5012 NORTH RIDGE ST N, St. Petersburg	2.21%
Tax Rate	7175 53RD ST N, Pinellas Park	2.20%

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.