

Pinellas Market Lens

Market insight brief · 1,588 filtered parcels · June 17, 2026

Filters

Property type	CO-OP Apartments
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Exact KPIs

Parcels analyzed	1,588
Median market value	\$86,588
Mean market value	\$141,751
Median price per sqft	\$104
Total market value	\$225,099,863
Median tax rate	1.47%
Avg assessed gap	\$27,148
Avg assessed gap %	19.72%

Analyst Takeaways

- The current slice contains 1,588 parcels with a median market value of \$86,588.
- The middle 50% of recorded market values spans \$76,168 to \$181,756.
- Seminole is the largest city segment in this slice with 773 parcels.
- CO-OP Apartments 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
Seminole	773	\$79,514
Clearwater	343	\$103,089
St. Petersburg	212	\$173,303
St. Pete Beach	94	\$377,018
Redington Beach	79	\$209,942
Treasure Island	46	\$186,698
Palm Harbor	23	\$204,320
South Pasadena	18	\$126,008

Top Property Type Segments

Type	Parcels	Median Value
CO-OP Apartments	1,588	\$86,588

Auditable Outliers

Signal	Parcel	Metric
Market Value	7000 BEACH PLZ # 808, St. Pete Beach	\$793,825
Market Value	7000 BEACH PLZ # 1002, St. Pete Beach	\$746,293
Market Value	11730 GULF BLVD # 59, Treasure Island	\$704,919
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Market Value	7000 BEACH PLZ # 608, St. Pete Beach	\$680,842
Assessed Gap	483 1ST ST S # 201, St. Petersburg	89.36%
Assessed Gap	491 1ST ST S # 214, St. Petersburg	88.17%
Assessed Gap	527 9TH AVE N # 14, St. Petersburg	87.00%
Assessed Gap	130 4TH AVE N # 104, St. Petersburg	81.98%
Assessed Gap	130 4TH AVE N # 315, St. Petersburg	81.12%
Tax Rate	841 4TH AVE N # 45, St. Petersburg	3.32%
Tax Rate	1345 DREW ST # 8, Clearwater	2.84%
Tax Rate	129 46TH AVE # 1-M, St. Pete Beach	2.73%
Tax Rate	129 46TH AVE # 1-A, St. Pete Beach	2.73%
Tax Rate	129 46TH AVE # 1-C, St. Pete Beach	2.72%

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.