

Pinellas Market Lens

Market insight brief - 1,936 filtered parcels - June 13, 2026

Filters

Property type	Condo Common Area Assn Own - open/green space
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Exact KPIs

Parcels analyzed	1,936
Median market value	\$0
Mean market value	\$434
Median price per sqft	\$0
Total market value	\$839,844
Median tax rate	1.18%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 1,936 parcels with a median market value of \$0.
- The middle 50% of recorded market values spans \$85 to \$85.
- Clearwater is the largest city segment in this slice with 360 parcels.
- Condo Common Area Assn Own - open/green space 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	360	\$0
St. Petersburg	341	\$0
Seminole	144	\$0
Largo	123	\$0
Treasure Island	113	\$0
Palm Harbor	112	\$0
Indian Rocks Beach	103	\$0
St. Pete Beach	83	\$0

Top Property Type Segments

Type	Parcels	Median Value
Condo Common Area Assn Own - open/green space	1,936	\$0

Auditable Outliers

Signal	Parcel	Metric
Market Value	10800 TEMPLE TER, Seminole	\$794,164
Market Value	9980 GULF BLVD # 102, Treasure Island	\$45,000
Assessed Gap	10650 GULF BLVD # 108, Treasure Island	0.00%
Assessed Gap	10650 GULF BLVD # 103, Treasure Island	0.00%
Assessed Gap	9980 GULF BLVD # 101, Treasure Island	0.00%
Assessed Gap	10650 GULF BLVD # CU109, Treasure Island	0.00%
Assessed Gap	9980 GULF BLVD # 102, Treasure Island	0.00%
Tax Rate	10650 GULF BLVD # 108, Treasure Island	1.18%
Tax Rate	10650 GULF BLVD # 103, Treasure Island	1.18%
Tax Rate	9980 GULF BLVD # 101, Treasure Island	1.18%
Tax Rate	10650 GULF BLVD # CU109, Treasure Island	1.18%
Tax Rate	17100 GULF BLVD, North Redington Beach	1.18%

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.