

Pinellas Market Lens

Market insight brief - 15,879 filtered parcels - June 13, 2026

Filters

Property type	Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)
---------------	---

Exact KPIs

Parcels analyzed	15,879
Median market value	\$163,857
Mean market value	\$193,758
Median price per sqft	\$187
Total market value	\$3,076,688,669
Median tax rate	1.65%
Avg assessed gap	\$31,848
Avg assessed gap %	17.47%

Analyst Takeaways

- The current slice contains 15,879 parcels with a median market value of \$163,857.
- The middle 50% of recorded market values spans \$124,988 to \$231,242.
- St. Petersburg is the largest city segment in this slice with 6,741 parcels.
- Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied) 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
St. Petersburg	6,741	\$151,022
Clearwater	2,489	\$180,157
Largo	1,451	\$138,855
Palm Harbor	1,283	\$183,685
St. Pete Beach	805	\$223,163
Treasure Island	467	\$294,934
Tarpon Springs	452	\$126,511
Madeira Beach	376	\$227,821

Top Property Type Segments

Type	Parcels	Median Value
Condo Conversion - Apartments to Platted Condo (Previously Stately Owner-Occupied)	15,079	\$169,857

Auditable Outliers

Signal	Parcel	Metric
Market Value	42 GULF BLVD # C, Indian Rocks Beach	\$1,761,283
Market Value	1365 SNELL ISLE BLVD NE # 9A, St. Petersburg	\$1,395,015
Market Value	19222 GULF BLVD # 701, Indian Shores	\$1,224,103
Market Value	19222 GULF BLVD # 506, Indian Shores	\$1,210,040
Market Value	42 GULF BLVD # A, Indian Rocks Beach	\$1,145,548
Assessed Gap	708 HAVEN PL, Tarpon Springs	95.45%
Assessed Gap	300 35TH AVE N # F-6, St. Petersburg	89.49%
Assessed Gap	4050 4TH ST N # 112, St. Petersburg	89.01%
Assessed Gap	4050 4TH ST N # 120, St. Petersburg	89.01%
Assessed Gap	4050 4TH ST N # 126, St. Petersburg	89.01%
Tax Rate	720 HAVEN PL, Tarpon Springs	5.87%
Tax Rate	710 HAVEN PL, Tarpon Springs	5.75%
Tax Rate	716 HAVEN PL # 716-9, Tarpon Springs	5.74%
Tax Rate	714 HAVEN PL, Tarpon Springs	5.72%
Tax Rate	712 HAVEN PL, Tarpon Springs	5.69%

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.