

# Pinellas Market Lens

Market insight brief · 2,698 filtered parcels · June 13, 2026

## Filters

Property type	Condo Hotel and Motel
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## Exact KPIs

Parcels analyzed	2,698
Median market value	\$376,970
Mean market value	\$405,697
Median price per sqft	\$588
Total market value	\$1,094,571,814
Median tax rate	1.53%
Avg assessed gap	\$13,677
Avg assessed gap %	3.93%

## Analyst Takeaways

- The current slice contains 2,698 parcels with a median market value of \$376,970.
- The middle 50% of recorded market values spans \$237,008 to \$542,959.
- 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
Clearwater	514	\$523,273
St. Pete Beach	442	\$391,653
Madeira Beach	309	\$415,876
Indian Shores	232	\$303,004
North Redington Beach	119	\$119,680
Indian Rocks Beach	114	\$561,383
St. Petersburg	81	\$261,286

## Top Property Type Segments

Type	Parcels	Median Value
Condo Hotel and Motel	2,698	\$376,970

## Auditable Outliers

Signal	Parcel	Metric
Market Value	691 S GULFVIEW BLVD # 1611, Clearwater	\$1,533,507
Market Value	691 S GULFVIEW BLVD # 1211, Clearwater	\$1,533,507
Market Value	691 S GULFVIEW BLVD # 1411, Clearwater	\$1,533,507
Market Value	691 S GULFVIEW BLVD # 1511, Clearwater	\$1,533,507
Market Value	1414 BAYSHORE BLVD, Dunedin	\$1,480,593
Assessed Gap	14251 GULF BLVD # 16, Madeira Beach	88.55%
Assessed Gap	709 GULF WAY # 17, St. Pete Beach	72.12%
Assessed Gap	19842 GULF BLVD # 4, Indian Shores	50.22%
Assessed Gap	18399 GULF BLVD # 375, Indian Shores	49.52%
Assessed Gap	1414 BAYSHORE BLVD # 407, Dunedin	45.17%
Tax Rate	11360 GULF BLVD #101, Treasure Island	7201.18%
Tax Rate	483 EAST SHORE DR # B-4, Clearwater	6.65%
Tax Rate	483 EAST SHORE DR # C-4, Clearwater	6.65%
Tax Rate	483 EAST SHORE DR # D-5, Clearwater	5.75%
Tax Rate	483 EAST SHORE DR # D-4, Clearwater	5.75%

## 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.