

Pinellas Market Lens

Market insight brief - 7,950 filtered parcels - June 13, 2026

Filters

Property type	Duplex-Triplex-Fourplex
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Exact KPIs

Parcels analyzed	7,950
Median market value	\$350,000
Mean market value	\$432,062
Median price per sqft	\$196
Total market value	\$3,432,298,731
Median tax rate	1.94%
Avg assessed gap	\$91,198
Avg assessed gap %	22.60%

Analyst Takeaways

- The current slice contains 7,950 parcels with a median market value of \$350,000.
- The middle 50% of recorded market values spans \$290,000 to \$480,000.
- St. Petersburg is the largest city segment in this slice with 2,511 parcels.
- Duplex-Triplex-Fourplex 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	2,511	\$357,500
Clearwater	1,697	\$320,000
Largo	1,012	\$320,000
Dunedin	435	\$440,000
Gulfport	327	\$390,000
Madeira Beach	281	\$385,000
St. Pete Beach	231	\$610,000
Treasure Island	217	\$530,000

Top Property Type Segments

Type	Parcels	Median Value
Duplex-Triplex-Fourplex	7,950	\$350,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	18270 SUNSET BLVD, Redington Shores	\$6,542,214
Market Value	72 GULF BLVD, Indian Rocks Beach	\$4,200,000
Market Value	20254 GULF BLVD, Indian Shores	\$4,100,000
Market Value	20238 GULF BLVD, Indian Shores	\$4,000,000
Market Value	19926 GULF BLVD, Indian Shores	\$3,750,000
Assessed Gap	946 NEWTON AVE S, St. Petersburg	96.90%
Assessed Gap	2119 11TH ST S, St. Petersburg	96.55%
Assessed Gap	767 18TH AVE S, St. Petersburg	96.23%
Assessed Gap	1900 13TH ST S, St. Petersburg	95.70%
Assessed Gap	647 13TH AVE S, St. Petersburg	94.84%
Tax Rate	527 N GARDEN AVE, Clearwater	34.80%
Tax Rate	4TH AVE S, St. Petersburg	21.20%
Tax Rate	1785 RUSSELL ST S, St. Petersburg	20.48%
Tax Rate	34TH ST S, St. Petersburg	17.95%
Tax Rate	3089 15TH AVE S, St. Petersburg	14.78%

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.