

Pinellas Market Lens

Market insight brief - 270 filtered parcels - June 13, 2026

Filters

Property type	General Office Bldg - multi-story/campus
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Exact KPIs

Parcels analyzed	270
Median market value	\$4,815,000
Mean market value	\$8,277,431
Median price per sqft	\$109
Total market value	\$2,234,906,392
Median tax rate	1.94%
Avg assessed gap	\$110,073
Avg assessed gap %	1.77%

Analyst Takeaways

- The current slice contains 270 parcels with a median market value of \$4,815,000.
- The middle 50% of recorded market values spans \$2,951,250 to \$8,946,250.
- St. Petersburg is the largest city segment in this slice with 104 parcels.
- General Office Bldg - multi-story/campus 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	104	\$6,239,750
Clearwater	64	\$3,977,500
Largo	38	\$5,060,000
Palm Harbor	17	\$3,300,000
Pinellas Park	17	\$2,820,000
Oldsmar	9	\$4,465,000
Dunedin	7	\$6,699,046
Seminole	5	\$2,145,000

Top Property Type Segments

Type	Parcels	Median Value
General Office Bldg - multi-story/campus	270	\$4,815,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	100 FOUNTAIN PKWY N, St. Petersburg	\$85,550,000
Market Value	880 CARILLON PKWY, St. Petersburg	\$81,100,000
Market Value	200 CENTRAL AVE, St. Petersburg	\$51,650,000
Market Value	501 BROOKER CREEK BLVD, Oldsmar	\$50,850,000
Market Value	299 1ST AVE N, St. Petersburg	\$42,550,000
Assessed Gap	33 6TH ST S, St. Petersburg	54.02%
Assessed Gap	9600 KOGER BLVD N, St. Petersburg	35.10%
Assessed Gap	9549 KOGER BLVD N, St. Petersburg	30.98%
Assessed Gap	9620 EXECUTIVE CENTER DR N, St. Petersburg	24.56%
Assessed Gap	9721 EXECUTIVE CENTER DR N, St. Petersburg	21.91%
Tax Rate	8800 49TH ST, Pinellas Park	3.09%
Tax Rate	14100 58TH ST N, Largo	2.74%
Tax Rate	263 13TH AVE S, St. Petersburg	2.59%
Tax Rate	1700 66TH ST N, St. Petersburg	2.42%
Tax Rate	5540 PARK BLVD, Pinellas Park	2.39%

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.