

Pinellas Market Lens

Market insight brief · 281 filtered parcels · June 13, 2026

Filters

Property type	Hotels and Motels (49 units or less)
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Exact KPIs

Parcels analyzed	281
Median market value	\$1,200,000
Mean market value	\$1,600,234
Median price per sqft	\$215
Total market value	\$449,665,643
Median tax rate	1.87%
Avg assessed gap	\$60,596
Avg assessed gap %	4.07%

Analyst Takeaways

- The current slice contains 281 parcels with a median market value of \$1,200,000.
- The middle 50% of recorded market values spans \$730,000 to \$2,050,000.
- Clearwater is the largest city segment in this slice with 73 parcels.
- Hotels and Motels (49 units or less) 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	73	\$1,280,000
St. Petersburg	53	\$760,000
Treasure Island	46	\$1,572,500
St. Pete Beach	33	\$1,335,000
Indian Rocks Beach	21	\$1,460,000
Madeira Beach	11	\$1,430,000
Dunedin	8	\$867,500
Redington Shores	7	\$1,175,000

Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (49 units or less)	281	\$1,200,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	290 107TH AVE, Treasure Island	\$10,400,000
Market Value	648 POINSETTIA AVE, Clearwater	\$7,800,000
Market Value	678 S GULFVIEW BLVD, Clearwater	\$6,900,000
Market Value	340 BEACH DR NE, St. Petersburg	\$6,450,000
Market Value	25 BELLEVIEW BLVD, Belleair	\$5,650,000
Assessed Gap	333 CORONADO DR, Clearwater	51.24%
Assessed Gap	145 4TH AVE NE, St. Petersburg	44.78%
Assessed Gap	4980 GULF BLVD, St. Pete Beach	39.97%
Assessed Gap	475 POINSETTIA AVE, Clearwater	39.64%
Assessed Gap	13041 PELICAN LN, Madeira Beach	36.93%
Tax Rate	601 71ST AVE, St. Pete Beach	3.89%
Tax Rate	455 S GULFVIEW BLVD, Clearwater	3.74%
Tax Rate	4999 GULF BLVD, St. Pete Beach	2.82%
Tax Rate	1466 DE LEON ST, Clearwater	2.67%
Tax Rate	17800 GULF BLVD, Redington Shores	2.51%

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.