

Pinellas Market Lens

Market insight brief - 153 filtered parcels - June 13, 2026

Filters

Property type	Hotels and Motels (50 units or more)
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Exact KPIs

Parcels analyzed	153
Median market value	\$8,000,000
Mean market value	\$17,606,990
Median price per sqft	\$152
Total market value	\$2,693,869,482
Median tax rate	1.94%
Avg assessed gap	\$331,576
Avg assessed gap %	1.98%

Analyst Takeaways

- The current slice contains 153 parcels with a median market value of \$8,000,000.
- The middle 50% of recorded market values spans \$5,250,000 to \$18,800,000.
- Clearwater is the largest city segment in this slice with 49 parcels.
- Hotels and Motels (50 units or more) 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	49	\$10,400,000
St. Petersburg	42	\$6,000,000
St. Pete Beach	16	\$26,867,500
Pinellas Park	11	\$5,250,000
Largo	7	\$7,400,000
Treasure Island	6	\$7,200,000
Oldsmar	5	\$9,300,000
Dunedin	4	\$7,850,000

Top Property Type Segments

Type	Parcels	Median Value
Hotels and Motels (50 units or more)	153	\$8,000,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	400 MANDALAY AVE, Clearwater	\$132,350,000
Market Value	5390 GULF BLVD, St. Pete Beach	\$129,750,000
Market Value	100 CORONADO DR, Clearwater	\$119,550,000
Market Value	3400 GULF BLVD, St. Pete Beach	\$98,500,000
Market Value	1160 GULF BLVD, Clearwater	\$91,900,000
Assessed Gap	465 7TH AVE N, St. Petersburg	61.32%
Assessed Gap	20788 US HIGHWAY 19 N, Clearwater	47.85%
Assessed Gap	5005 34TH ST N, St. Petersburg	40.49%
Assessed Gap	6100 GULF BLVD, St. Pete Beach	25.81%
Assessed Gap	6000 GULF BLVD, St. Pete Beach	21.90%
Tax Rate	4485 ULMERTON RD, Clearwater	25.44%
Tax Rate	625 S GULFVIEW BLVD, Clearwater	2.26%
Tax Rate	1024 CLEVELAND ST, Clearwater	2.15%
Tax Rate	37611 US HIGHWAY 19 N, Palm Harbor	2.13%
Tax Rate	5005 34TH ST N, St. Petersburg	2.11%

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.