

Pinellas Market Lens

Market insight brief - 22,114 filtered parcels - June 13, 2026

Filters

Property type	Planned Unit Development
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Exact KPIs

Parcels analyzed	22,114
Median market value	\$302,080
Mean market value	\$358,887
Median price per sqft	\$203
Total market value	\$7,931,751,683
Median tax rate	1.72%
Avg assessed gap	\$96,106
Avg assessed gap %	27.64%

Analyst Takeaways

- The current slice contains 22,114 parcels with a median market value of \$302,080.
- The middle 50% of recorded market values spans \$238,106 to \$406,285.
- Palm Harbor is the largest city segment in this slice with 4,310 parcels.
- Planned Unit Development 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
Palm Harbor	4,310	\$266,854
St. Petersburg	3,274	\$427,958
Clearwater	3,021	\$311,942
Largo	2,753	\$244,153
Oldsmar	1,811	\$278,449
Seminole	1,303	\$355,614
Pinellas Park	1,237	\$266,532
Dunedin	1,053	\$336,659

Top Property Type Segments

Type	Parcels	Median Value
Planned Unit Development	22,114	\$302,080

Auditable Outliers

Signal	Parcel	Metric
Market Value	17808 LEE AVE, Redington Shores	\$3,509,254
Market Value	17722 LEE AVE, Redington Shores	\$3,059,713
Market Value	17720 LEE AVE, Redington Shores	\$3,059,713
Market Value	18700 GULF BLVD # 4, Indian Shores	\$2,611,021
Market Value	17810 LEE AVE, Redington Shores	\$2,599,800
Assessed Gap	6324 71ST ST N, Pinellas Park	86.86%
Assessed Gap	4242 TYLER CIR N, St. Petersburg	85.93%
Assessed Gap	1103 BRIGADOON DR, Clearwater	85.12%
Assessed Gap	248 15TH ST N, St. Petersburg	83.38%
Assessed Gap	1383 PHEASANT CREEK DR, Palm Harbor	82.44%
Tax Rate	881 6TH AVE S, St. Petersburg	40.40%
Tax Rate	879 6TH AVE S, St. Petersburg	40.40%
Tax Rate	883 6TH AVE S, St. Petersburg	40.40%
Tax Rate	869 6TH AVE S, St. Petersburg	40.23%
Tax Rate	855 6TH AVE S, St. Petersburg	39.59%

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.