

# Pinellas Market Lens

Market insight brief - 233,514 filtered parcels - June 13, 2026

## Filters

Property type	Single Family Home
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## Exact KPIs

Parcels analyzed	233,514
Median market value	\$362,722
Mean market value	\$481,405
Median price per sqft	\$251
Total market value	\$112,407,173,383
Median tax rate	1.83%
Avg assessed gap	\$182,683
Avg assessed gap %	37.79%

## Analyst Takeaways

- The current slice contains 233,514 parcels with a median market value of \$362,722.
- The middle 50% of recorded market values spans \$277,244 to \$507,928.
- St. Petersburg is the largest city segment in this slice with 16,814 parcels.
- Single Family Home 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	16,814	\$321,385
Clearwater	6,957	\$348,894
Largo	4,490	\$345,086
Palm Harbor	4,326	\$462,136
Seminole	4,217	\$358,941
Pinellas Park	2,761	\$283,690
Dunedin	2,304	\$461,070
Tarpon Springs	2,159	\$413,117

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	50,000	\$363,676

## Auditable Outliers

Signal	Parcel	Metric
Market Value	1700 GULF BLVD, Belleair Shore	\$20,264,624
Market Value	1160 GULF BLVD, Belleair Shore	\$14,422,282
Market Value	130 WILLADEL DR, Belleair	\$13,316,209
Market Value	280 GULF BLVD, Belleair Shore	\$9,957,629
Market Value	974 ELDORADO AVE, Clearwater	\$9,496,036
Assessed Gap	1224 20TH AVE S, St. Petersburg	97.45%
Assessed Gap	910 10TH AVE S, St. Petersburg	96.95%
Assessed Gap	1120 10TH AVE S, St. Petersburg	96.79%
Assessed Gap	1710 PRESCOTT ST S, St. Petersburg	96.75%
Assessed Gap	1018 10TH AVE S, St. Petersburg	96.73%
Tax Rate	1851 MISSISSIPPI AVE NE, St. Petersburg	20.19%
Tax Rate	3469 17TH AVE S, St. Petersburg	20.08%
Tax Rate	1943 SHORE ACRES BLVD NE, St. Petersburg	17.92%
Tax Rate	6743 92ND AVE, Pinellas Park	17.58%
Tax Rate	2024 HARBOUR WATCH CIR, Tarpon Springs	17.56%

## 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.
- Interactive EDA is capped at 50,000 rows for responsiveness.