

Pinellas Market Lens

Market insight brief • 1,339 filtered parcels • June 13, 2026

Filters

Property type	Vacant Residential Land w/XFSB
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Exact KPIs

Parcels analyzed	1,339
Median market value	\$606,087
Mean market value	\$741,654
Median price per sqft	\$689
Total market value	\$988,624,414
Median tax rate	1.68%
Avg assessed gap	\$143,650
Avg assessed gap %	20.25%

Analyst Takeaways

- The current slice contains 1,339 parcels with a median market value of \$606,087.
- The middle 50% of recorded market values spans \$258,477 to \$883,327.
- St. Petersburg is the largest city segment in this slice with 352 parcels.
- Vacant Residential Land w/XFSB 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	352	\$610,574
Madeira Beach	132	\$507,007
Treasure Island	127	\$769,114
Tarpon Springs	106	\$140,571
Clearwater	101	\$857,724
St. Pete Beach	82	\$934,118
Redington Beach	50	\$633,716
Palm Harbor	50	\$536,093

Top Property Type Segments

Type	Parcels	Median Value
Vacant Residential Land w/XFSB	1,339	\$606,087

Auditable Outliers

Signal	Parcel	Metric
Market Value	1176 MANDALAY PT, Clearwater	\$20,791,713
Market Value	1140 MANDALAY PT, Clearwater	\$14,873,210
Market Value	1150 MANDALAY PT, Clearwater	\$12,010,385
Market Value	411 CORDOVA BLVD NE, St. Petersburg	\$7,247,274
Market Value	16 GULF BLVD, Indian Rocks Beach	\$5,944,250
Assessed Gap	EMERSON AVE S, St. Petersburg	93.99%
Assessed Gap	SCRANTON AVE, Clearwater	89.47%
Assessed Gap	14TH AVE S, St. Petersburg	88.98%
Assessed Gap	2410 2ND AVE S, St. Petersburg	88.23%
Assessed Gap	24TH ST S, St. Petersburg	87.08%
Tax Rate	937 S BAYSHORE BLVD, Safety Harbor	3.45%
Tax Rate	1086 ELDORADO AVE, Clearwater	3.19%
Tax Rate	502 S BAYVIEW BLVD, Oldsmar	3.07%
Tax Rate	2044 RAINBOW FARMS DR, Safety Harbor	3.06%
Tax Rate	ATLANTIS DR, Clearwater	2.94%

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.