

Pinellas Market Lens

Market insight brief - 68,105 filtered parcels - June 15, 2026

Filters

City	Clearwater
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Exact KPIs

Parcels analyzed	68,105
Median market value	\$289,212
Mean market value	\$381,375
Median price per sqft	\$211
Total market value	\$25,967,089,609
Median tax rate	1.79%
Avg assessed gap	\$110,286
Avg assessed gap %	28.64%

Analyst Takeaways

- The current slice contains 68,105 parcels with a median market value of \$289,212.
- The middle 50% of recorded market values spans \$180,136 to \$423,958.
- Clearwater is the largest city segment in this slice with 50,000 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
Clearwater	50,000	\$289,506

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	23,632	\$347,158
Condominium	12,585	\$227,227
Condominium (land lease)	3,846	\$142,831
Planned Unit Development	2,221	\$309,125
Condo Conversion - Apartments to Platted Condo (Previously Owner-Occupied)	1,641	\$180,517
Duplex-Triplex-Fourplex	1,234	\$320,000

Type	Parcels	Median Value
Manufactured Home (Co-Op or Share Owned)	932	\$80,747
Condo Com Apartments	583	\$121,206

Auditable Outliers

Signal	Parcel	Metric
Market Value	2720 REGENCY OAKS BLVD, Clearwater	\$40,500,000
Market Value	29081 US HIGHWAY 19 N, Clearwater	\$24,500,000
Market Value	2550 STATE ROAD 580, Clearwater	\$21,250,000
Market Value	19709 US HIGHWAY 19 N, Clearwater	\$20,400,000
Market Value	100 N HAMPTON RD, Clearwater	\$20,000,000
Assessed Gap	UNION ST, Clearwater	95.56%
Assessed Gap	MADISON AVE N, Clearwater	94.21%
Assessed Gap	MISSOURI AVE N, Clearwater	94.17%
Assessed Gap	MISSOURI AVE N, Clearwater	94.16%
Assessed Gap	1504 EWING AVE, Clearwater	93.83%
Tax Rate	527 N GARDEN AVE, Clearwater	34.80%
Tax Rate	1772 S DR MARTIN LUTHER KING JR AVE, Clearwater	20.56%
Tax Rate	1774 S DR MARTIN LUTHER KING JR AVE, Clearwater	20.56%
Tax Rate	1137 TANGERINE ST, Clearwater	14.00%
Tax Rate	1500 HAMMER PL, Clearwater	13.42%

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.