

# Pinellas Market Lens

Market insight brief - 73,172 filtered parcels - June 15, 2026

## Filters

City	Clearwater
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## Exact KPIs

Parcels analyzed	73,172
Median market value	\$290,846
Mean market value	\$494,664
Median price per sqft	\$208
Total market value	\$36,185,690,146
Median tax rate	1.81%
Avg assessed gap	\$107,664
Avg assessed gap %	27.33%

## Analyst Takeaways

- The current slice contains 73,172 parcels with a median market value of \$290,846.
- The middle 50% of recorded market values spans \$179,392 to \$439,278.
- 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	\$291,021

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	21,999	\$346,791
Condominium	11,753	\$227,468
Condominium (land lease)	3,538	\$142,706
Planned Unit Development	2,082	\$309,330
Condo Conversion - Apartments to Platted Condo (Previously Owner-Occupied)	1,701	\$181,302
Duplex-Triplex-Fourplex	1,161	\$320,000

Type	Parcels	Median Value
Manufactured Home (Co-Op or Share Owned)	865	\$80,927
Condo Com Apartments	535	\$121,206

## Auditable Outliers

Signal	Parcel	Metric
Market Value	110 CORONADO DR, Clearwater	\$146,408,000
Market Value	14700 TERMINAL BLVD, Clearwater	\$132,577,794
Market Value	400 MANDALAY AVE, Clearwater	\$132,350,000
Market Value	323 JEFFORDS ST, Clearwater	\$125,000,000
Market Value	100 CORONADO DR, Clearwater	\$119,550,000
Assessed Gap	PIERCE ST, Clearwater	99.96%
Assessed Gap	TERMINAL BLVD, Clearwater	99.93%
Assessed Gap	N MCMULLEN BOOTH RD, Clearwater	99.91%
Assessed Gap	2060 N MCMULLEN BOOTH RD, Clearwater	99.84%
Assessed Gap	49TH ST N, Clearwater	99.84%
Tax Rate	2209 STATE ROAD 580, Clearwater	158.11%
Tax Rate	2230 SHARKEY RD, Clearwater	50.67%
Tax Rate	1260 CLEVELAND ST, Clearwater	36.88%
Tax Rate	527 N GARDEN AVE, Clearwater	34.80%
Tax Rate	4485 ULMERTON RD, Clearwater	25.44%

## 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.