

Pinellas Market Lens

Market insight brief - 18,544 filtered parcels - June 15, 2026

Filters

City	Dunedin
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Exact KPIs

Parcels analyzed	18,544
Median market value	\$376,288
Mean market value	\$420,577
Median price per sqft	\$264
Total market value	\$7,797,909,347
Median tax rate	1.76%
Avg assessed gap	\$156,519
Avg assessed gap %	34.10%

Analyst Takeaways

- The current slice contains 18,544 parcels with a median market value of \$376,288.
- The middle 50% of recorded market values spans \$227,110 to \$524,169.
- Dunedin is the largest city segment in this slice with 18,544 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
Dunedin	18,544	\$376,288

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	10,438	\$464,650
Condominium	3,379	\$227,085
Condominium (land lease)	1,067	\$136,397
Planned Unit Development	1,053	\$336,659
Manufactured Home (Co-Op or Share Owned)	748	\$102,828
Duplex-Triplex-Fourplex	435	\$440,000

Type	Parcels	Median Value
Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)	261	\$237,522
Condo Com Apartments	261	\$155,551

Auditable Outliers

Signal	Parcel	Metric
Market Value	700 MEASE PLZ, Dunedin	\$18,200,000
Market Value	1415 MAIN ST, Dunedin	\$13,550,000
Market Value	2010 GREENBRIAR BLVD, Dunedin	\$12,050,000
Market Value	1415 MAIN ST, Dunedin	\$10,450,000
Market Value	1100 CURLEW RD, Dunedin	\$10,400,000
Assessed Gap	1307 NEW YORK AVE, Dunedin	96.10%
Assessed Gap	612 BELTREES ST, Dunedin	92.99%
Assessed Gap	445 JACKSON ST, Dunedin	91.98%
Assessed Gap	1316 RICHLAND AVE, Dunedin	91.85%
Assessed Gap	549 BAY ST, Dunedin	91.45%
Tax Rate	850 OAK BEND LN, Dunedin	34.15%
Tax Rate	844 OAK BEND LN, Dunedin	32.15%
Tax Rate	846 OAK BEND LN, Dunedin	31.21%
Tax Rate	848 OAK BEND LN, Dunedin	31.21%
Tax Rate	1413 BAYSHORE BLVD # 15, Dunedin	18.68%

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.