

Pinellas Market Lens

Market insight brief - 19,426 filtered parcels - June 15, 2026

Filters

City	Dunedin
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Exact KPIs

Parcels analyzed	19,426
Median market value	\$376,738
Mean market value	\$475,175
Median price per sqft	\$262
Total market value	\$9,228,850,340
Median tax rate	1.76%
Avg assessed gap	\$152,875
Avg assessed gap %	33.03%

Analyst Takeaways

- The current slice contains 19,426 parcels with a median market value of \$376,738.
- The middle 50% of recorded market values spans \$226,540 to \$531,572.
- Dunedin is the largest city segment in this slice with 19,426 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	19,426	\$376,738

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	152 MACALPINE WAY, Dunedin	\$86,775,000
Market Value	2701 DUNEDIN COMMONS PL, Dunedin	\$62,000,000
Market Value	1690 SOLON AVE, Dunedin	\$47,925,582
Market Value	2307 CUMBERLAND CIR, Dunedin	\$47,250,000
Market Value	1515 COUNTY ROAD 1, Dunedin	\$47,149,116
Assessed Gap	1330 BAYSHORE BLVD, Dunedin	99.83%
Assessed Gap	2033 LYNNWOOD CT, Dunedin	98.75%
Assessed Gap	BRADY DR, Dunedin	98.49%
Assessed Gap	GARRISON RD, Dunedin	98.04%
Assessed Gap	1260 BLUFFS CIR, Dunedin	96.57%
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.