

Pinellas Market Lens

Market insight brief - 7,445 filtered parcels - June 13, 2026

Filters

City	St. Pete Beach
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Exact KPIs

Parcels analyzed	7,445
Median market value	\$513,074
Mean market value	\$730,835
Median price per sqft	\$409
Total market value	\$5,438,875,214
Median tax rate	1.47%
Avg assessed gap	\$184,173
Avg assessed gap %	17.63%

Analyst Takeaways

- The current slice contains 7,445 parcels with a median market value of \$513,074.
- The middle 50% of recorded market values spans \$321,622 to \$865,976.
- St. Pete Beach is the largest city segment in this slice with 7,445 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
St. Pete Beach	7,445	\$513,074

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	2,652	\$839,692
Condominium	2,529	\$558,375
Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)	805	\$229,163
Condo Hotel and Motel	442	\$391,653
Duplex-Triplex-Fourplex	231	\$610,000
Planned Unit Development	170	\$728,248

Type	Parcels	Median Value
Vacant Residential - lot & acreage less than 5 acres	116	\$587,376
Condominium (land lease)	106	\$241,292

Auditable Outliers

Signal	Parcel	Metric
Market Value	3210 GULF BLVD, St. Pete Beach	\$19,666,135
Market Value	2200 SUNSET WAY, St. Pete Beach	\$10,923,556
Market Value	2709 SUNSET WAY, St. Pete Beach	\$10,425,418
Market Value	2803 SUNSET WAY, St. Pete Beach	\$9,160,327
Market Value	3506 EL CENTRO ST, St. Pete Beach	\$8,992,107
Assessed Gap	609 GULF WAY, St. Pete Beach	85.10%
Assessed Gap	3516 EL CENTRO ST, St. Pete Beach	83.74%
Assessed Gap	3203 W MARITANA DR, St. Pete Beach	83.28%
Assessed Gap	306 S TESSIER DR, St. Pete Beach	81.22%
Assessed Gap	3335 W MARITANA DR, St. Pete Beach	81.06%
Tax Rate	1309 BOCA CIEGA ISLE DR, St. Pete Beach	8.04%
Tax Rate	3966 BELLE VISTA DR E, St. Pete Beach	5.66%
Tax Rate	420 BELLE POINT DR, St. Pete Beach	4.38%
Tax Rate	3201 W MARITANA DR, St. Pete Beach	4.09%
Tax Rate	159 45TH AVE, St. Pete Beach	4.08%

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.