

# Pinellas Market Lens

Market insight brief - 7,936 filtered parcels - June 17, 2026

## Filters

City	St. Pete Beach
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## Exact KPIs

Parcels analyzed	7,936
Median market value	\$524,357
Mean market value	\$843,361
Median price per sqft	\$406
Total market value	\$6,690,383,994
Median tax rate	1.48%
Avg assessed gap	\$186,246
Avg assessed gap %	17.02%

## Analyst Takeaways

- The current slice contains 7,936 parcels with a median market value of \$524,357.
- The middle 50% of recorded market values spans \$322,047 to \$881,290.
- St. Pete Beach is the largest city segment in this slice with 7,936 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	7,936	\$524,357

## 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	5390 GULF BLVD, St. Pete Beach	\$129,750,000
Market Value	3400 GULF BLVD, St. Pete Beach	\$98,500,000
Market Value	5700 GULF BLVD, St. Pete Beach	\$84,650,000
Market Value	6000 GULF BLVD, St. Pete Beach	\$63,000,000
Market Value	6300 GULF BLVD, St. Pete Beach	\$54,000,000
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.