

# Pinellas Market Lens

Market insight brief - 120,755 filtered parcels - June 17, 2026

## Filters

City	St. Petersburg
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## Exact KPIs

Parcels analyzed	120,755
Median market value	\$300,214
Mean market value	\$403,097
Median price per sqft	\$244
Total market value	\$48,426,428,119
Median tax rate	1.90%
Avg assessed gap	\$140,267
Avg assessed gap %	34.35%

## Analyst Takeaways

- The current slice contains 120,755 parcels with a median market value of \$300,214.
- The middle 50% of recorded market values spans \$210,804 to \$437,401.
- St. Petersburg 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
St. Petersburg	50,000	\$300,329

## Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	32,896	\$320,246
Condominium	7,213	\$215,010
Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)	2,751	\$149,871
Planned Unit Development	1,373	\$424,996
Manufactured Home (Co-Op or Share Owned)	1,021	\$62,625
Duplex-Triplex-Fourplex	1,004	\$355,000

Type	Parcels	Median Value
Single Family - more than one house per parcel	991	\$496,067
Vacant Residential - lot & acreage less than 5 acres	983	\$102,252

## Auditable Outliers

Signal	Parcel	Metric
Market Value	2001 83RD AVE N, St. Petersburg	\$28,500,000
Market Value	1781 BRIGHTWATERS BLVD NE, St. Petersburg	\$18,281,796
Market Value	4000 24TH ST N, St. Petersburg	\$14,500,000
Market Value	430 BAY ST NE, St. Petersburg	\$14,350,000
Market Value	100 CENTRAL AVE, St. Petersburg	\$11,735,000
Assessed Gap	965 9TH AVE S, St. Petersburg	98.36%
Assessed Gap	945 10TH AVE S, St. Petersburg	98.24%
Assessed Gap	1043 19TH AVE S, St. Petersburg	97.97%
Assessed Gap	1224 20TH AVE S, St. Petersburg	97.45%
Assessed Gap	910 10TH AVE S, St. Petersburg	96.95%
Tax Rate	8TH ST N, St. Petersburg	343.53%
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Tax Rate	777 3RD AVE N # 1508, St. Petersburg	85.87%

## 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.