

Pinellas Market Lens

Market insight brief - 437,434 filtered parcels - June 15, 2026

Filters

Scope	All Pinellas County parcels
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Exact KPIs

Parcels analyzed	437,434
Median market value	\$314,639
Mean market value	\$501,172
Median price per sqft	\$231
Total market value	\$218,765,922,462
Median tax rate	1.80%
Avg assessed gap	\$130,957
Avg assessed gap %	29.72%

Analyst Takeaways

- The current slice contains 437,434 parcels with a median market value of \$314,639.
- The middle 50% of recorded market values spans \$209,056 to \$478,834.
- St. Petersburg is the largest city segment in this slice with 14,672 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	14,672	\$303,442
Clearwater	8,318	\$290,000
Largo	4,683	\$270,000
Palm Harbor	4,108	\$358,660
Seminole	3,403	\$316,365
Pinellas Park	2,659	\$261,646
Dunedin	2,281	\$379,518
Tarpon Springs	2,100	\$316,406

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	26,674	\$363,332
Condominium	8,831	\$238,704
Planned Unit Development	2,511	\$299,968
Condo Conversion - Apartments to Platted Condo (Previously Owner-Occupied)	1,051	\$169,372
Manufactured Home (Co-Op or Share Owned)	1,392	\$82,834
Duplex-Triplex-Fourplex	930	\$360,000
Condominium (land lease)	909	\$137,142
Vacant Residential - lot & acreage less than 5 acres	684	\$128,367

Auditable Outliers

Signal	Parcel	Metric
Market Value	855 CENTRAL AVE, St. Petersburg	\$122,800,000
Market Value	100 CORONADO DR, Clearwater	\$119,550,000
Market Value	3400 GULF BLVD, St. Pete Beach	\$98,500,000
Market Value	152 MACALPINE WAY, Dunedin	\$86,775,000
Market Value	100 FOUNTAIN PKWY N, St. Petersburg	\$85,550,000
Assessed Gap	18TH AVE S, St. Petersburg	99.61%
Assessed Gap	BEE POND RD, Palm Harbor	99.35%
Assessed Gap	3RD ST N, St. Petersburg	99.30%
Assessed Gap	3960 110TH AVE N, Clearwater	98.83%
Assessed Gap	CURLEW RD, Palm Harbor	98.58%
Tax Rate	8TH ST N, St. Petersburg	343.53%
Tax Rate	8TH ST N, St. Petersburg	343.53%
Tax Rate	777 3RD AVE N # 1601, St. Petersburg	57.29%
Tax Rate	126 4TH AVE NE # 2101, St. Petersburg	48.88%
Tax Rate	881 6TH AVE S, St. Petersburg	40.40%

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.