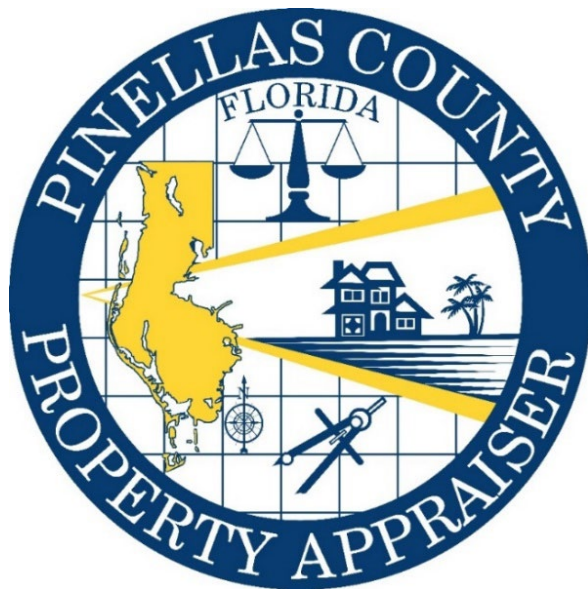


FY 23 Budget Information Session Kickoff



MIKE TWITTY, MAI, CFA

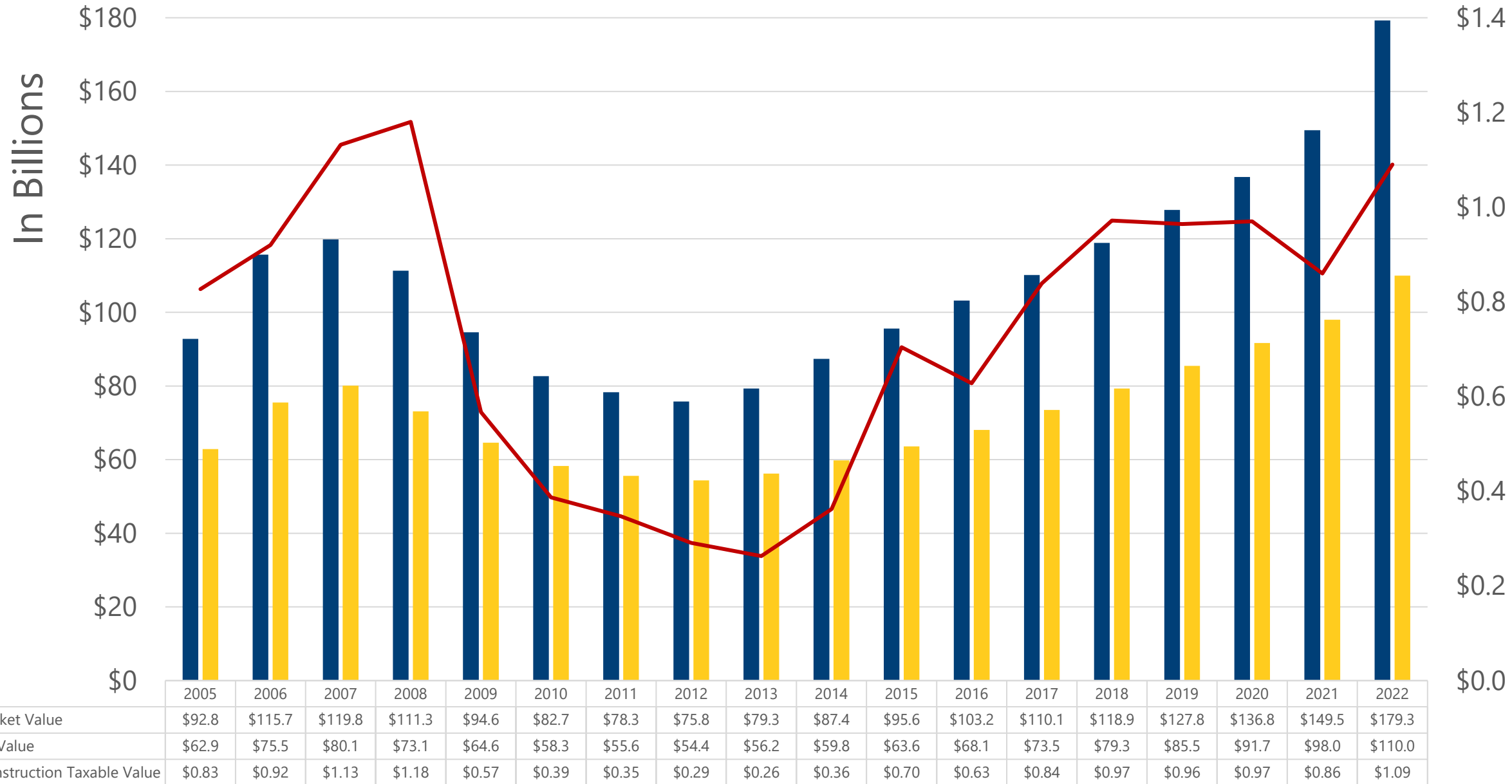
Pinellas County Property Appraiser

mike@pcpao.org | www.pcpao.org | (727) 464-3207



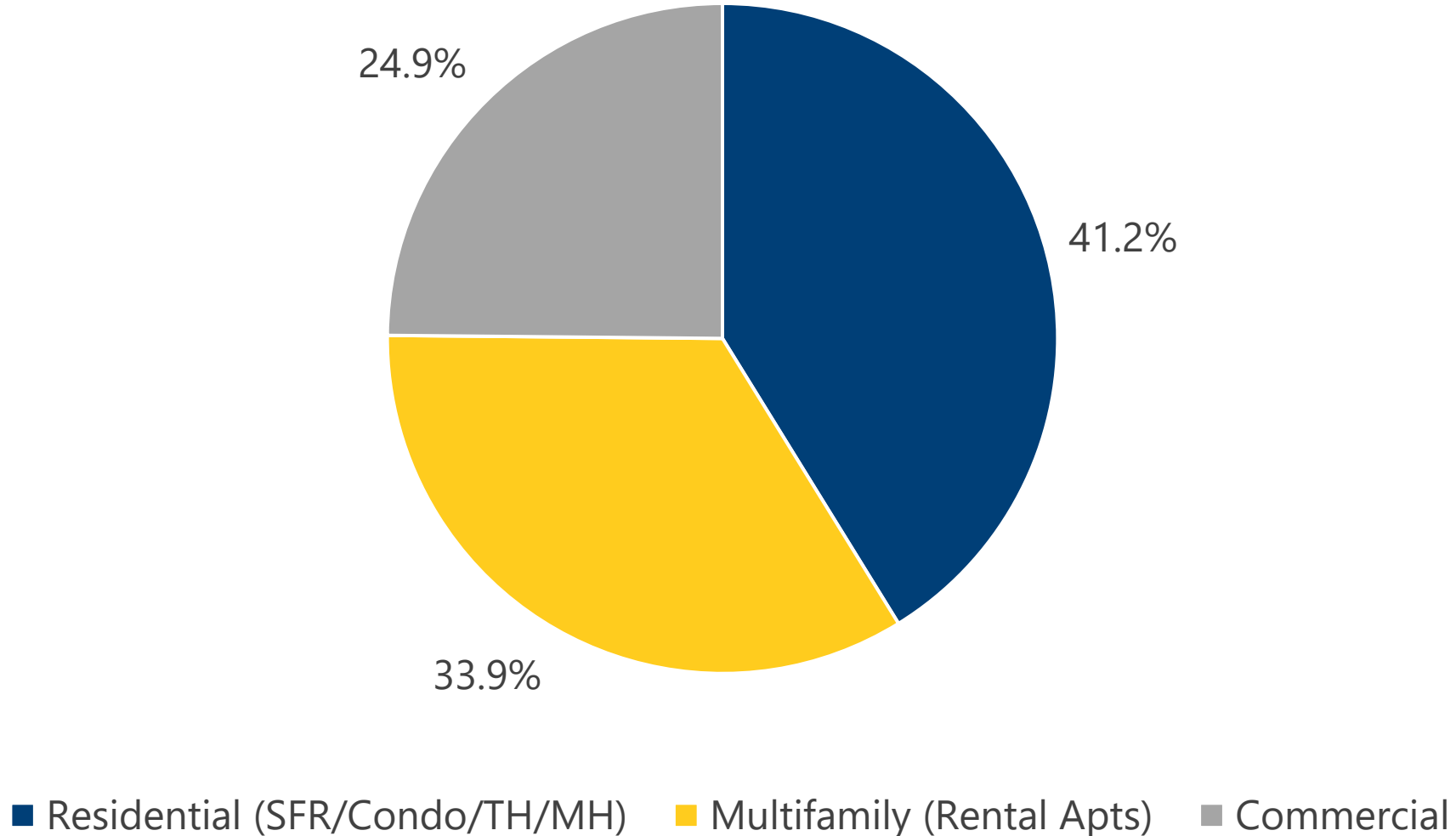
VALUE TRENDS

Value Trends (2005 – 2022)



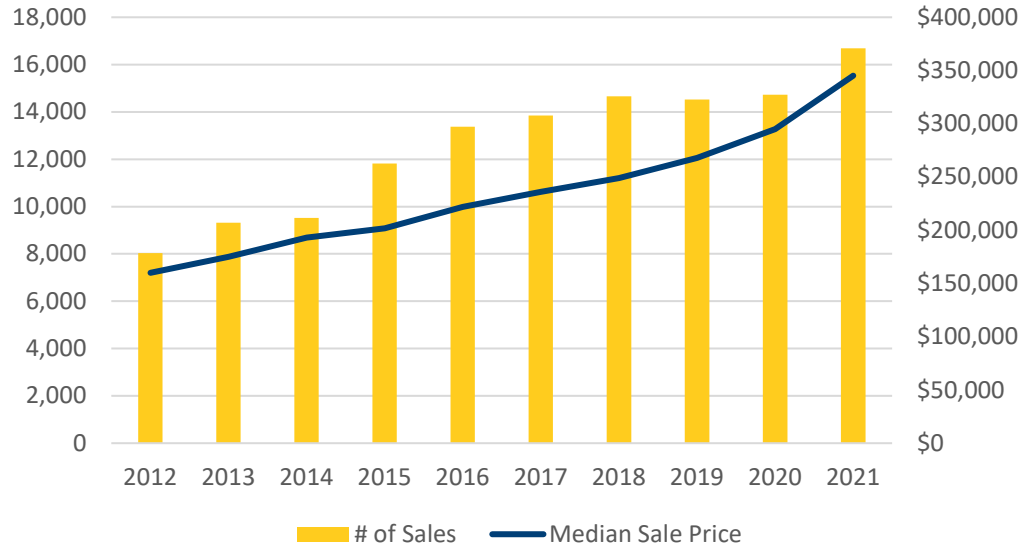
Taxable Value of New Construction

By Property Type

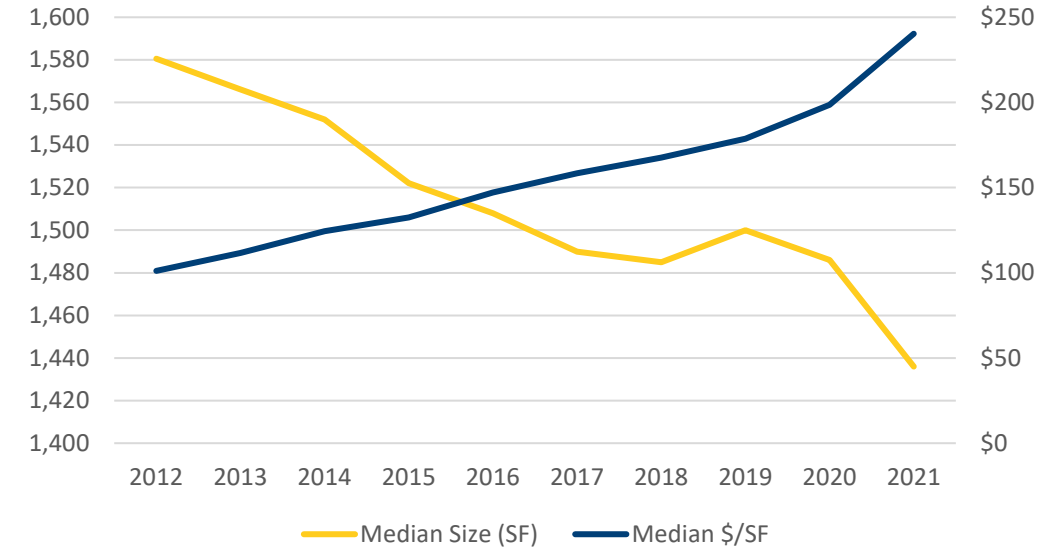


Residential Market

of Transactions & Sale Price



Median Size & \$/SF



Single-Family Transactions - 10 Year Trend

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
# of Sales	8,038	9,322	9,522	11,822	13,378	13,850	14,656	14,514	14,718	16,689
Median Sale Price	\$160,000	\$175,000	\$193,000	\$201,750	\$222,000	\$236,000	\$249,000	\$267,950	\$295,000	\$345,000
Median Size (SF)	1,581	1,566	1,552	1,522	1,508	1,490	1,485	1,500	1,486	1,436
Median \$/SF	\$101	\$112	\$124	\$133	\$147	\$158	\$168	\$179	\$199	\$240
Median Sale \$ Increase	4.8%	10.4%	11.3%	6.6%	11.1%	7.6%	5.9%	6.5%	11.1%	21.0%

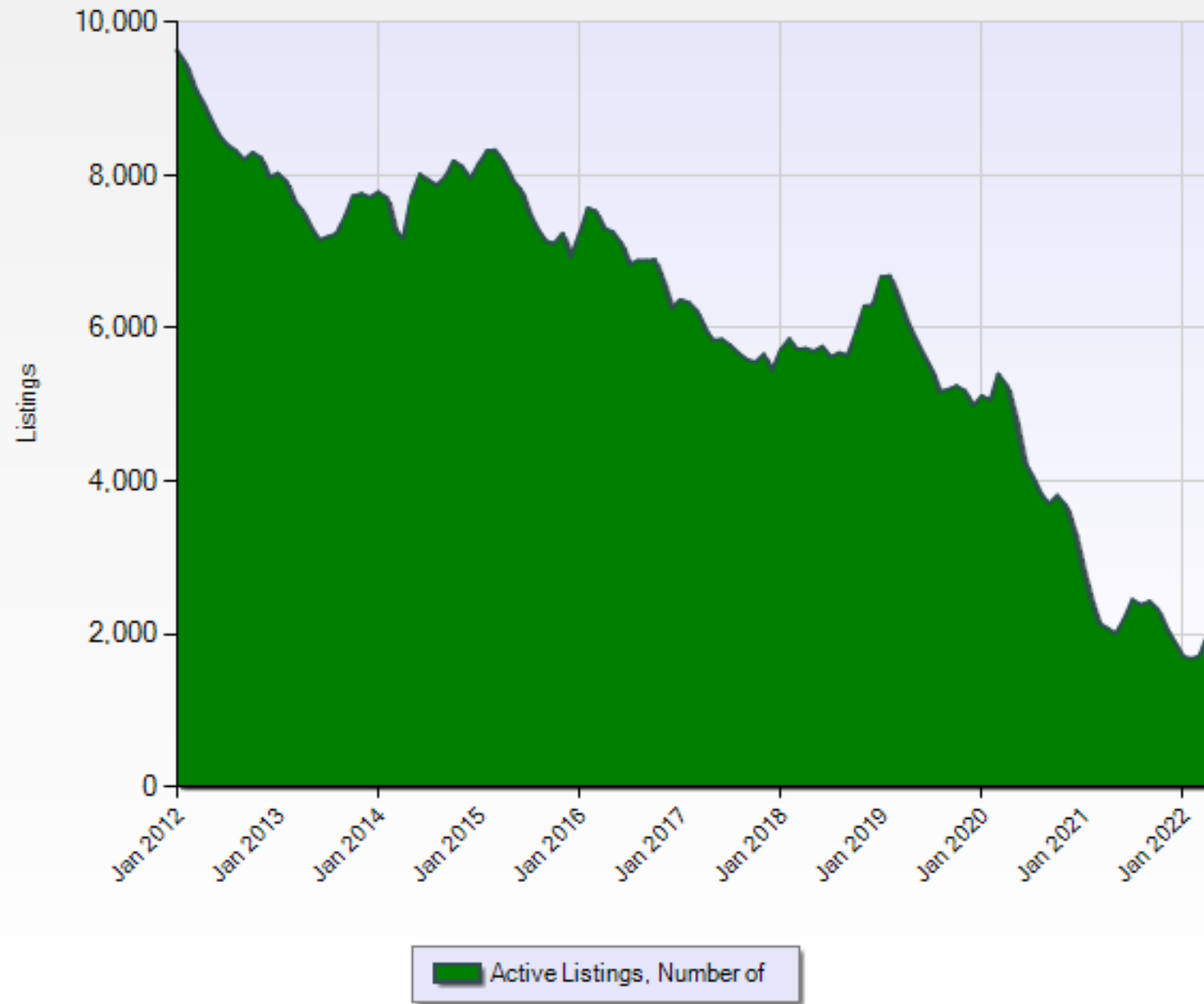
Pinellas Residential Sale Stats

Housing Type	Single-Family	Condo/Townhomes
Median Sale Price	\$440,000	\$280,000
Median Days to Contract Closing	6 39	6 43
Months Supply	0.9 Months	0.9 Months

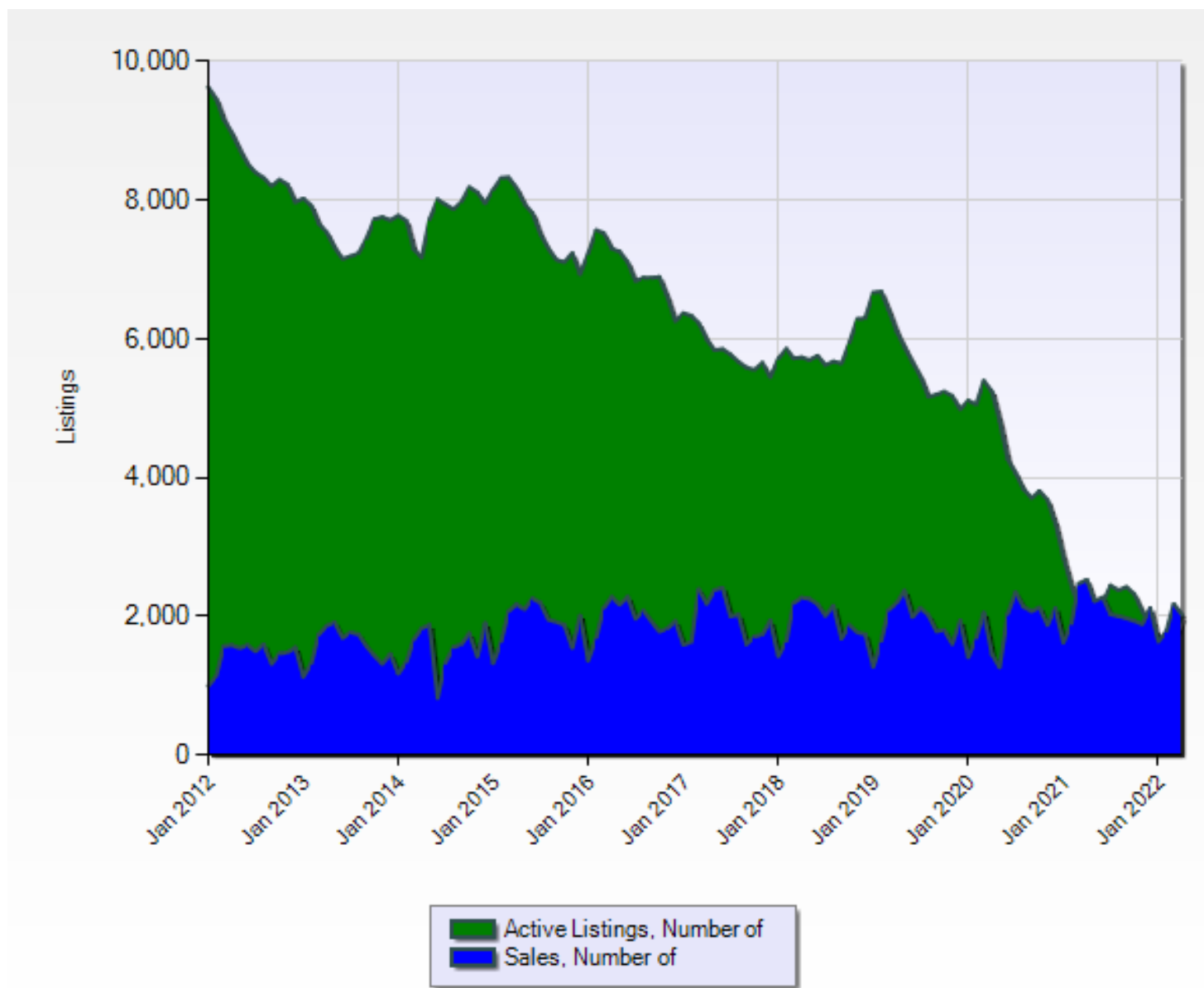
Source: Pinellas County Real Estate Statistics for April 2022

Produced by the Florida Realtors Association with data provided by MyFloridaRegional MLS

Active Listings



Active Listings



2021 Pinellas County Residential Homestead vs Non-Homestead

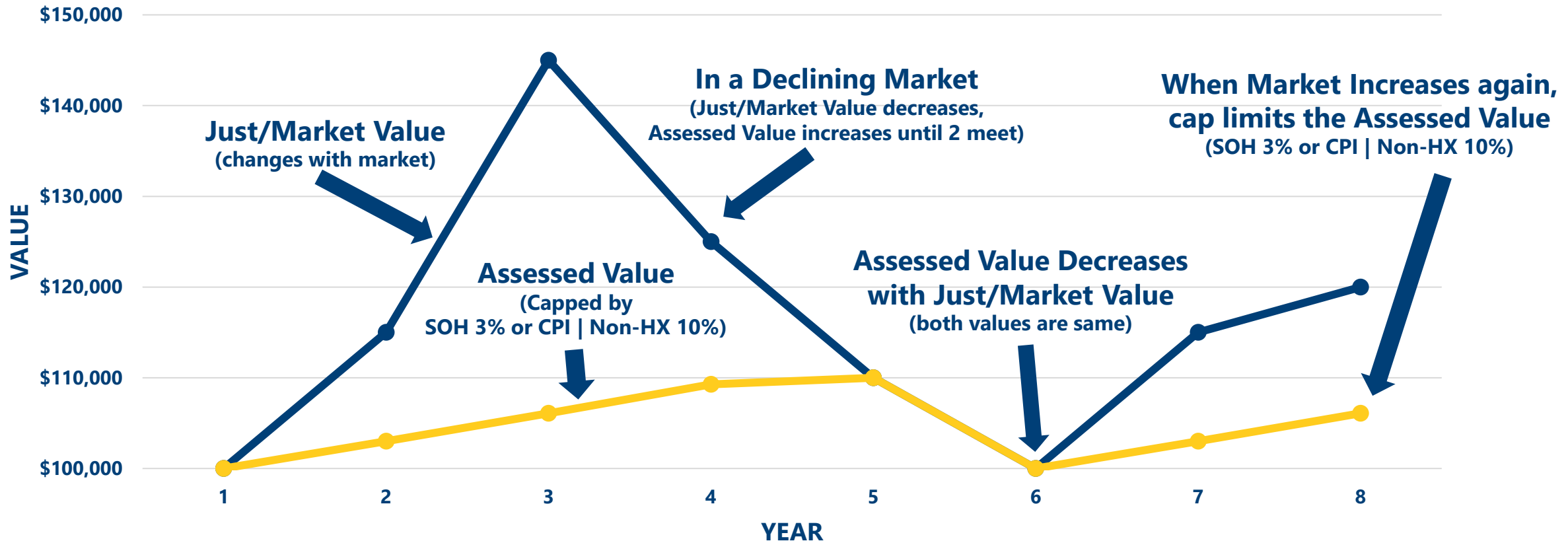


■ # of Homestead Exemptions

■ # of Non-Homestead Residential

Understanding the Recapture Rule

Effects properties with Save-Our-Homes or Non-HX Cap
Assessed Value can never be more than Just/Market Value



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- Homeowners
- Real Estate Professionals
- Business Owners

Follow us on Facebook  and YouTube 

Attend one of our in-person or virtual Public Education Sessions



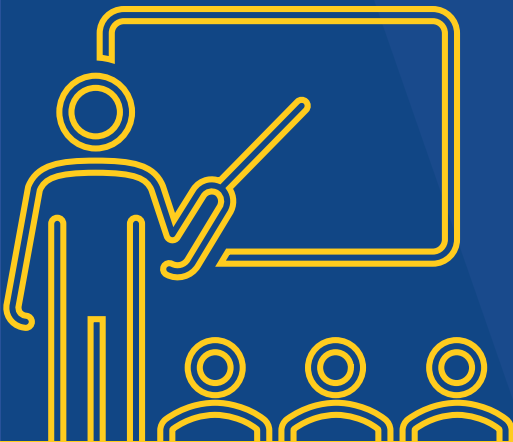
Property Appraiser's Lunch & Learn

Public Educational Series

*Virtual or In-Person at the South County Service Center
2500 34th St N, 2nd Floor, St Petersburg, FL 33713*

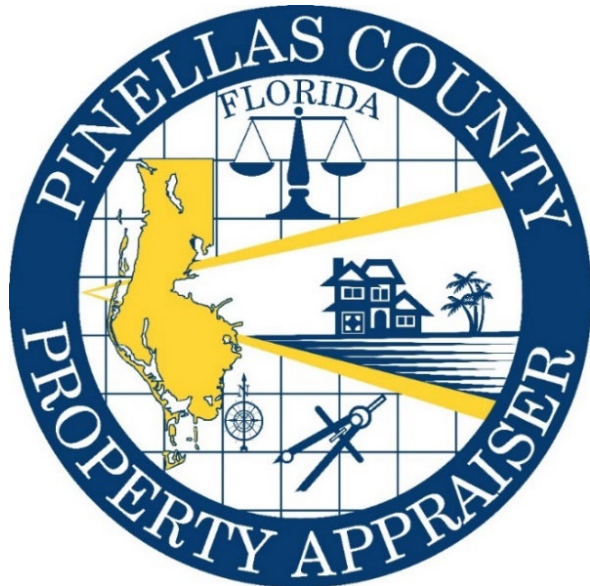
Upcoming Programs

- First-time Florida Homeowners
- Property Tax Exemptions
- Real Estate Professionals
- Real Property & the Law
- New PCPAO.org: Website Tools & Navigation



Check our website for upcoming events and register at www.pcpao.org

Thank You for Your Time and Attention



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