

# FY 23 Budget Information Session Kickoff



**MIKE TWITTY, MAI, CFA**

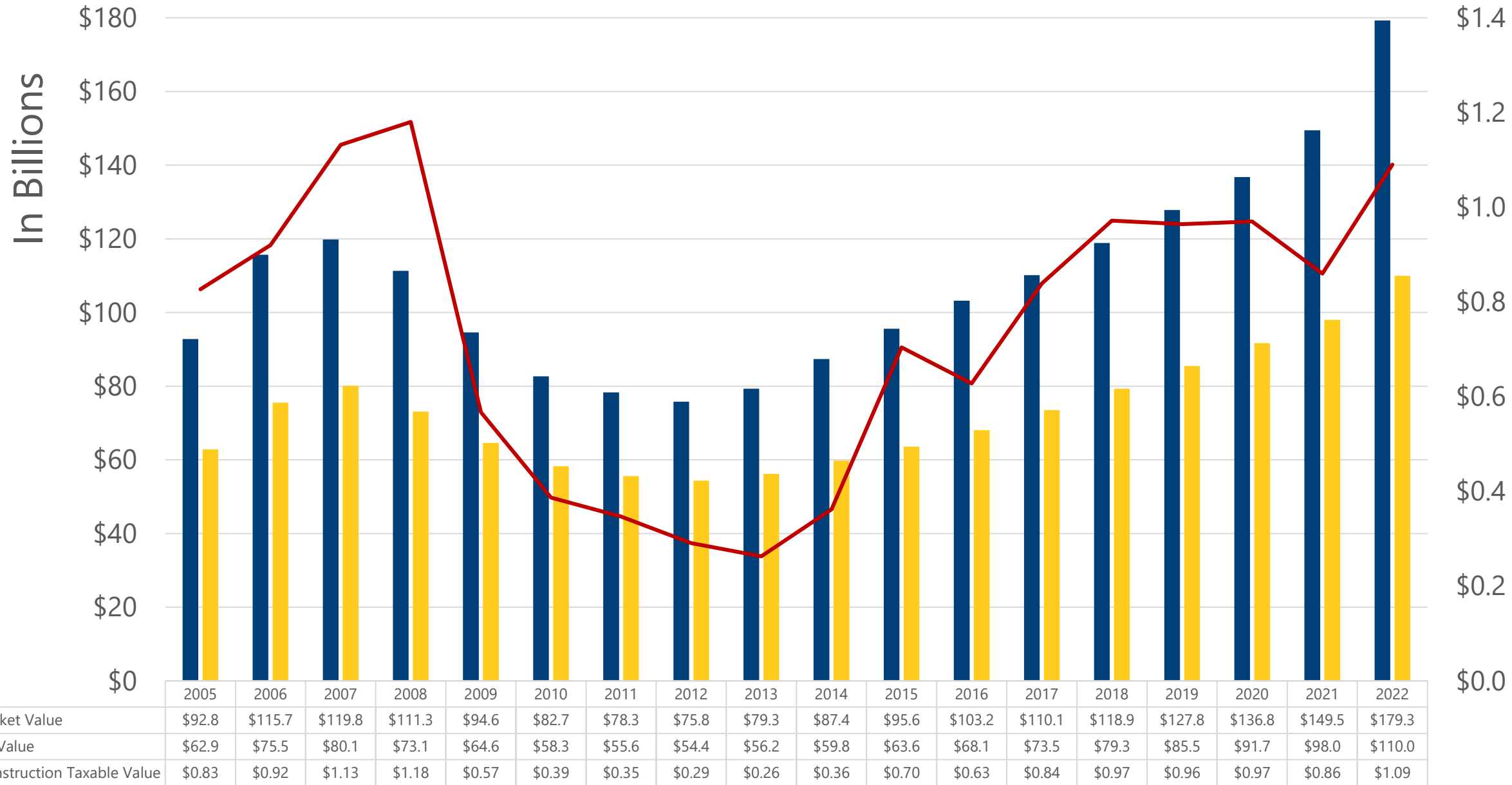
Pinellas County Property Appraiser

mike@pcpao.org | [www.pcpao.org](http://www.pcpao.org) | (727) 464-3207



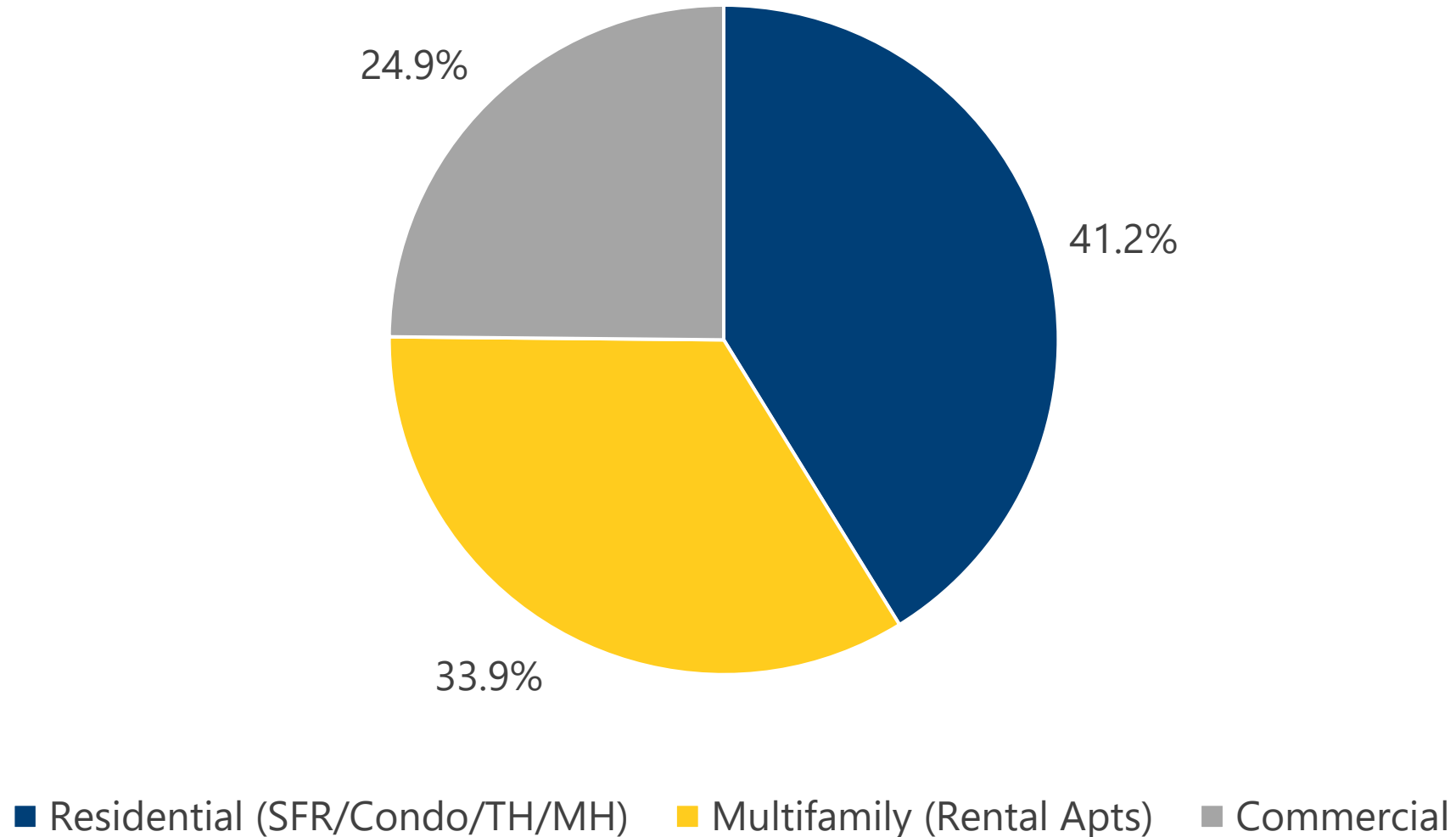
# VALUE TRENDS

# Value Trends (2005 – 2022)



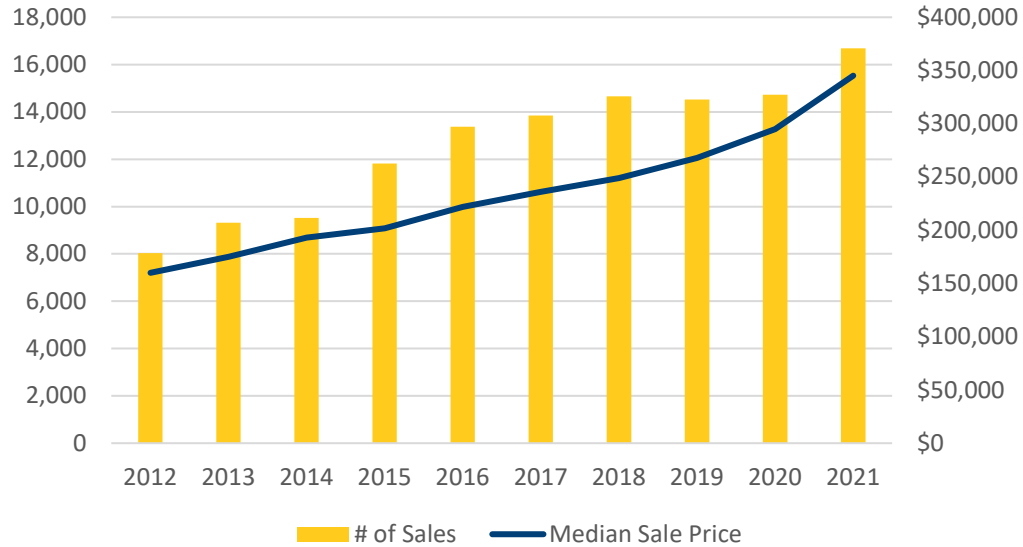
# Taxable Value of New Construction

## By Property Type

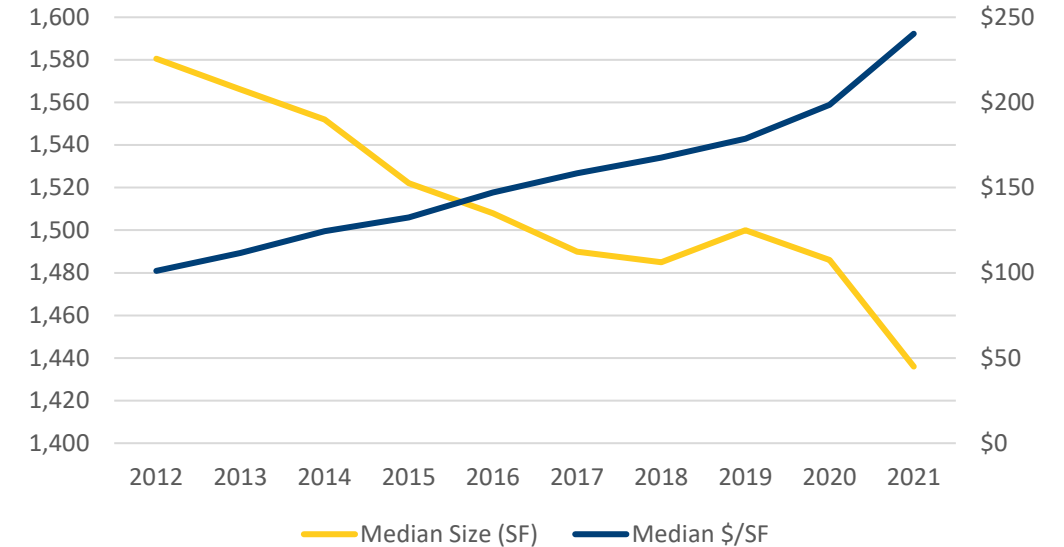


# Residential Market

## # 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%

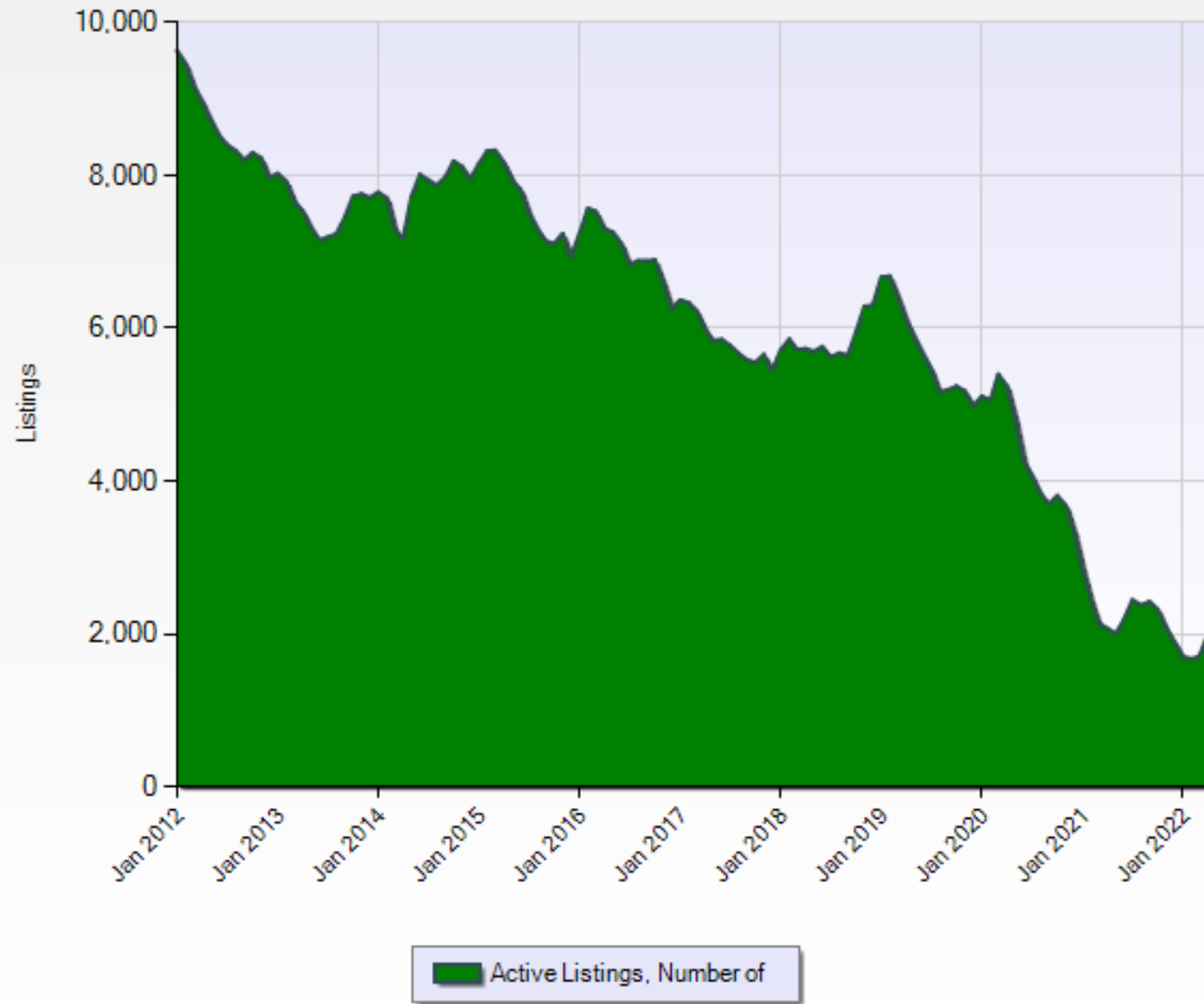
# Pinellas Residential Sale Stats

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

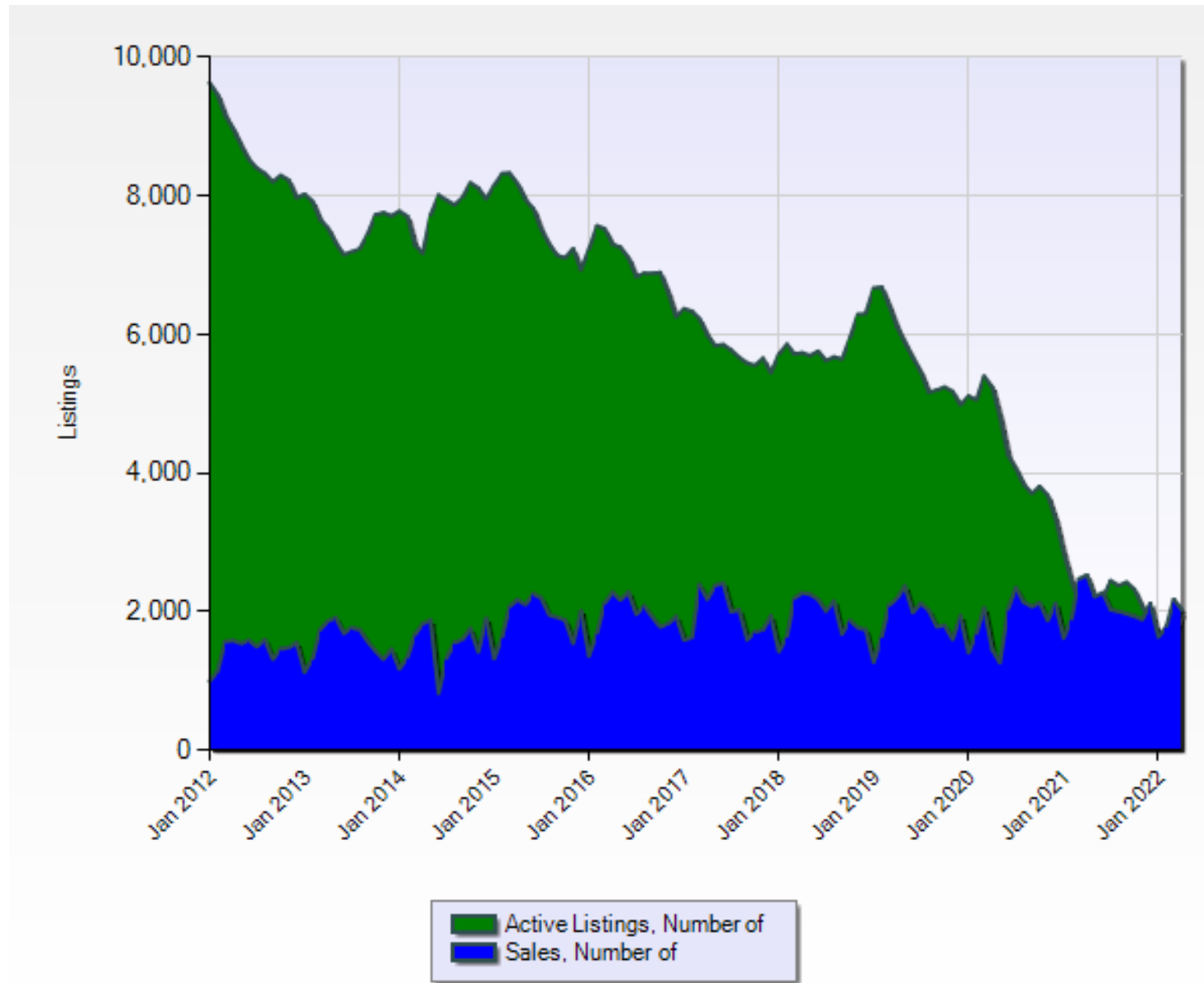
Source: Pinellas County Real Estate Statistics for April 2022

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

# Active Listings



# Active Listings





# 2021 Pinellas County Residential Homestead vs Non-Homestead

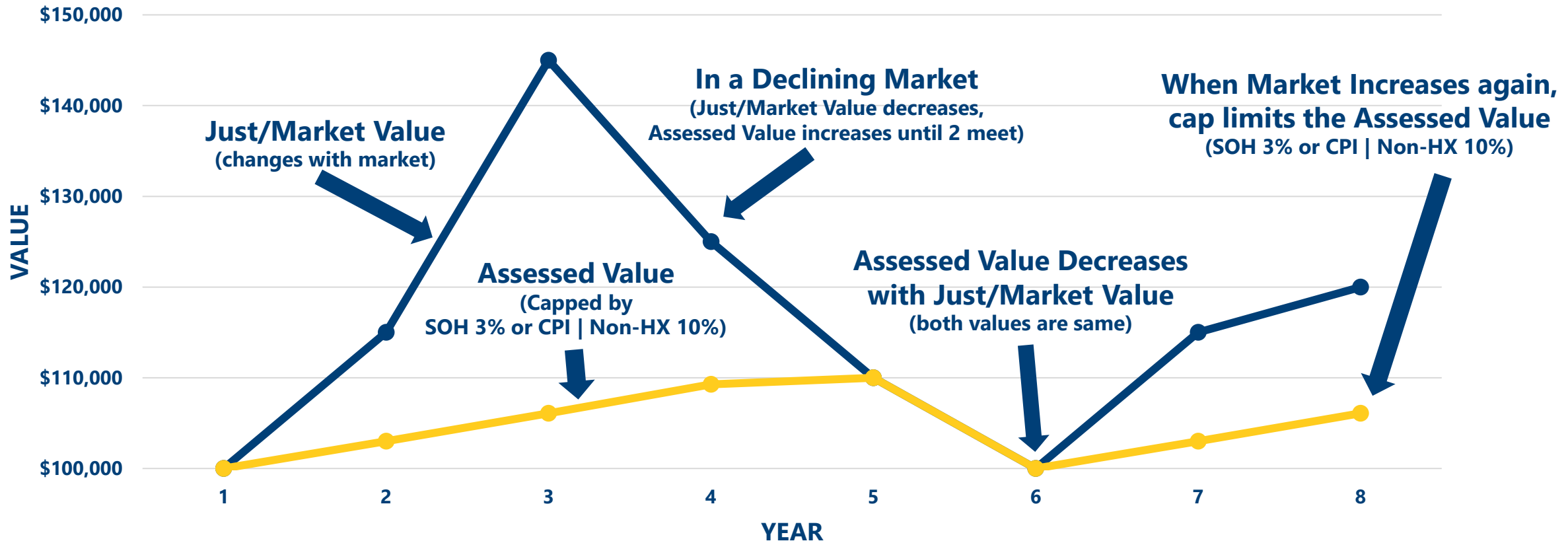


■ # of Homestead Exemptions

■ # 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***





# Stay in the Know...Follow the PAO



**Sign-Up** for our e-Newsletter tailored for 3 groups:

- Homeowners
- Real Estate Professionals
- Business Owners

**Follow** us on Facebook  and YouTube 

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



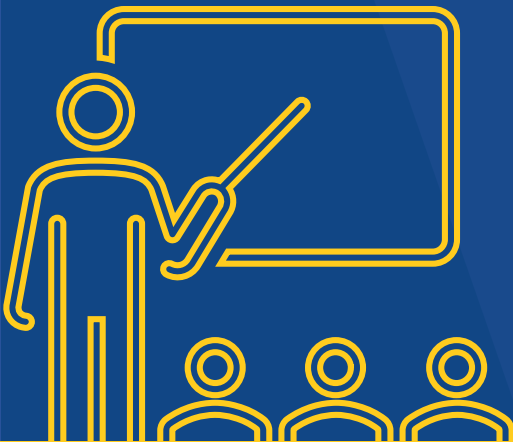
# Property Appraiser's Lunch & Learn

## Public Educational Series

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

### Upcoming Programs

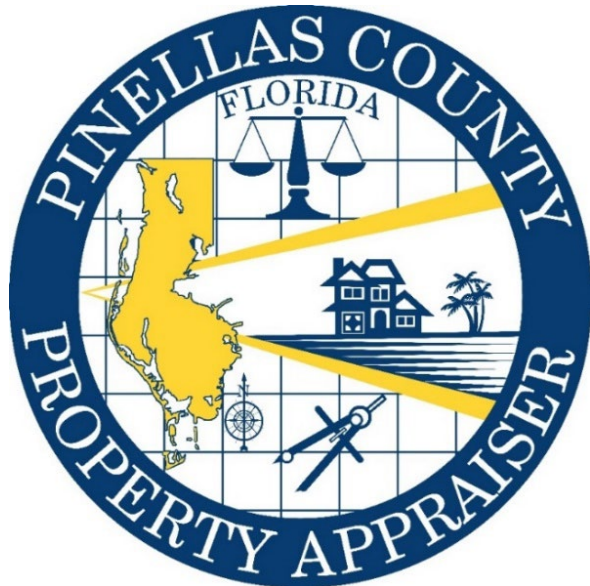
- First-time Florida Homeowners
- Property Tax Exemptions
- Real Estate Professionals
- Real Property & the Law
- New PCPAO.org: Website Tools & Navigation



Check our website for upcoming events and register at [www.pcpao.org](http://www.pcpao.org)



# Thank You for Your Time and Attention



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