

# Pinellas Market Lens

Market insight brief - 150 filtered parcels - June 13, 2026

## Filters

City	Dunedin
Property type	Condo Common Area Assn Own - w/improvement

## Exact KPIs

Parcels analyzed	150
Median market value	\$0
Mean market value	\$4,745
Median price per sqft	\$374
Total market value	\$711,767
Median tax rate	1.09%
Avg assessed gap	\$58,164
Avg assessed gap %	18.02%

## Analyst Takeaways

- The current slice contains 150 parcels with a median market value of \$0.
- The middle 50% of recorded market values spans \$339,325 to \$372,442.
- Dunedin is the largest city segment in this slice with 150 parcels.
- Condo Common Area Assn Own - w/improvement is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

## Top City Segments

City	Parcels	Median Value
Dunedin	150	\$0

## Top Property Type Segments

Type	Parcels	Median Value
Condo Common Area Assn Own - w/improvement	150	\$0

## Auditable Outliers

Signal	Parcel	Metric
None	No outliers for this scope	-

## 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.