

Pinellas Market Lens

Market insight brief • 1,562 filtered parcels • June 13, 2026

Filters

City	Oldsmar
Property type	Condominium

Exact KPIs

Parcels analyzed	1,562
Median market value	\$180,957
Mean market value	\$191,472
Median price per sqft	\$172
Total market value	\$299,079,893
Median tax rate	1.47%
Avg assessed gap	\$43,923
Avg assessed gap %	23.07%

Analyst Takeaways

- The current slice contains 1,562 parcels with a median market value of \$180,957.
- The middle 50% of recorded market values spans \$170,166 to \$193,250.
- Oldsmar is the largest city segment in this slice with 1,562 parcels.
- Condominium 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
Oldsmar	1,562	\$180,957

Top Property Type Segments

Type	Parcels	Median Value
Condominium	1,562	\$180,957

Auditable Outliers

Signal	Parcel	Metric
Market Value	1234 CLAYS TRL, Oldsmar	\$442,155
Market Value	1250 CLAYS TRL, Oldsmar	\$434,265

Signal	Parcel	Metric
Market Value	1292 CLAYS TRL, Oldsmar	\$419,326
Market Value	1235 CLAYS TRL, Oldsmar	\$412,632
Market Value	1218 CLAYS TRL, Oldsmar	\$411,708
Assessed Gap	129 CAMPHOR CIR # C, Oldsmar	78.33%
Assessed Gap	508 MEADOW LN, Oldsmar	73.73%
Assessed Gap	304 WINDWARD PL, Oldsmar	73.49%
Assessed Gap	306 WINDWARD PL, Oldsmar	73.49%
Assessed Gap	308 WINDWARD PL, Oldsmar	72.45%
Tax Rate	103 LINDSAY LN, Oldsmar	1.90%
Tax Rate	216 CLAYS TRL, Oldsmar	1.78%
Tax Rate	138 LINDSAY LN, Oldsmar	1.77%
Tax Rate	202 CLAYS TRL, Oldsmar	1.77%
Tax Rate	208 CLAYS TRL, Oldsmar	1.77%

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.