

Pinellas Market Lens

Market insight brief · 23 filtered parcels · June 13, 2026

Filters

City	Palm Harbor
Property type	CO-OP Apartments

Exact KPIs

Parcels analyzed	23
Median market value	\$204,320
Mean market value	\$185,760
Median price per sqft	\$203
Total market value	\$4,272,476
Median tax rate	1.81%
Avg assessed gap	\$21,835
Avg assessed gap %	10.86%

Analyst Takeaways

- The current slice contains 23 parcels with a median market value of \$204,320.
- The middle 50% of recorded market values spans \$160,993 to \$205,884.
- Palm Harbor is the largest city segment in this slice with 23 parcels.
- CO-OP Apartments 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
Palm Harbor	23	\$204,320

Top Property Type Segments

Type	Parcels	Median Value
CO-OP Apartments	23	\$204,320

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	330 PENNSYLVANIA AVE # 1, Palm Harbor	53.99%
Assessed Gap	334 PENNSYLVANIA AVE # 1, Palm Harbor	53.88%
Assessed Gap	330 PENNSYLVANIA AVE # 3, Palm Harbor	53.41%

Signal	Parcel	Metric
Assessed Gap	334 PENNSYLVANIA AVE # 4, Palm Harbor	26.91%
Assessed Gap	338 PENNSYLVANIA AVE # 2A, Palm Harbor	24.81%
Tax Rate	334 PENNSYLVANIA AVE # 3, Palm Harbor	1.91%
Tax Rate	330 PENNSYLVANIA AVE # 1, Palm Harbor	1.89%
Tax Rate	338 PENNSYLVANIA AVE # 4A, Palm Harbor	1.85%
Tax Rate	334 PENNSYLVANIA AVE # 1, Palm Harbor	1.84%
Tax Rate	334 PENNSYLVANIA AVE # 4, Palm Harbor	1.84%

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.