

# Pinellas Market Lens

Market insight brief · 1,024 filtered parcels · June 13, 2026

## Filters

City	Palm Harbor
Property type	Condo Com Apartments

## Exact KPIs

Parcels analyzed	1,024
Median market value	\$180,827
Mean market value	\$197,612
Median price per sqft	\$195
Total market value	\$202,354,687
Median tax rate	1.64%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 1,024 parcels with a median market value of \$180,827.
- The middle 50% of recorded market values spans \$156,634 to \$227,743.
- Palm Harbor is the largest city segment in this slice with 1,024 parcels.
- Condo Com Apartments 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
Palm Harbor	1,024	\$180,827

## Top Property Type Segments

Type	Parcels	Median Value
Condo Com Apartments	1,024	\$180,827

## Auditable Outliers

Signal	Parcel	Metric
Market Value	4935 CAMBRIDGE BLVD # 204, Palm Harbor	\$342,023
Market Value	3637 NEWCASTLE CT # 203, Palm Harbor	\$342,023

Signal	Parcel	Metric
Market Value	4971 CAMBRIDGE BLVD # 203, Palm Harbor	\$342,023
Market Value	4930 CAMBRIDGE BLVD # 202, Palm Harbor	\$342,023
Market Value	4953 CAMBRIDGE BLVD # 202, Palm Harbor	\$342,023
Assessed Gap	4955 BARCLAY DR # 204, Palm Harbor	0.00%
Assessed Gap	3791 SWEEPSTAKES CT # 2001, Palm Harbor	0.00%
Assessed Gap	3523 HAMPSHIRE CT # 103, Palm Harbor	0.00%
Assessed Gap	3874 LANCASTER CT # 202, Palm Harbor	0.00%
Assessed Gap	3701 PREAKNESS PL # 1510, Palm Harbor	0.00%
Tax Rate	3751 DERBY DR # 706, Palm Harbor	2.07%
Tax Rate	580 CALIBRE DOWNS LN # 2506, Palm Harbor	2.07%
Tax Rate	3771 DERBY DR # 603, Palm Harbor	2.07%
Tax Rate	3751 DERBY DR # 701, Palm Harbor	2.07%
Tax Rate	3780 SWEEPSTAKES CT # 2201, Palm Harbor	2.07%

## 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.