

Pinellas Market Lens

Market insight brief - 19 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Condo Industrial/Warehouse (Unit)

Exact KPIs

Parcels analyzed	19
Median market value	\$185,613
Mean market value	\$486,629
Median price per sqft	\$118
Total market value	\$9,245,958
Median tax rate	1.96%
Avg assessed gap	\$49,423
Avg assessed gap %	10.44%

Analyst Takeaways

- The current slice contains 19 parcels with a median market value of \$185,613.
- The middle 50% of recorded market values spans \$185,613 to \$701,885.
- Palm Harbor is the largest city segment in this slice with 19 parcels.
- Condo Industrial/Warehouse (Unit) 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	19	\$185,613

Top Property Type Segments

Type	Parcels	Median Value
Condo Industrial/Warehouse (Unit)	19	\$185,613

Auditable Outliers

Signal	Parcel	Metric
Market Value	32190 US HIGHWAY 19 N, Palm Harbor	\$2,191,906
Market Value	32180 US HIGHWAY 19 N, Palm Harbor	\$1,850,321

Signal	Parcel	Metric
Assessed Gap	4258 ALT 19, Palm Harbor	22.21%
Assessed Gap	4222 ALT 19, Palm Harbor	22.21%
Assessed Gap	4278 ALT 19, Palm Harbor	22.21%
Assessed Gap	4238 ALT 19, Palm Harbor	17.89%
Assessed Gap	290 BEAR RIDGE CIR # F, Palm Harbor	10.87%
Tax Rate	290 BEAR RIDGE CIR # A, Palm Harbor	1.96%
Tax Rate	290 BEAR RIDGE CIR # B, Palm Harbor	1.96%
Tax Rate	290 BEAR RIDGE CIR # D, Palm Harbor	1.96%
Tax Rate	290 BEAR RIDGE CIR # L, Palm Harbor	1.96%
Tax Rate	290 BEAR RIDGE CIR # H, Palm Harbor	1.96%

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.