

Pinellas Market Lens

Market insight brief - 90 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Condo Office (Unit)

Exact KPIs

Parcels analyzed	90
Median market value	\$267,250
Mean market value	\$351,509
Median price per sqft	\$159
Total market value	\$31,635,850
Median tax rate	1.77%
Avg assessed gap	\$21,201
Avg assessed gap %	6.19%

Analyst Takeaways

- The current slice contains 90 parcels with a median market value of \$267,250.
- The middle 50% of recorded market values spans \$191,788 to \$485,250.
- Palm Harbor is the largest city segment in this slice with 90 parcels.
- Condo Office (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	90	\$267,250

Top Property Type Segments

Type	Parcels	Median Value
Condo Office (Unit)	90	\$267,250

Auditable Outliers

Signal	Parcel	Metric
Market Value	2965 ALT 19, Palm Harbor	\$1,255,000
Market Value	3003 PALM HARBOR BLVD # A, Palm Harbor	\$1,049,000

Signal	Parcel	Metric
Assessed Gap	1410 11TH ST # A, Palm Harbor	23.69%
Assessed Gap	3001 PALM HARBOR BLVD # A, Palm Harbor	23.51%
Assessed Gap	3001 PALM HARBOR BLVD # B, Palm Harbor	23.51%
Assessed Gap	2999 PALM HARBOR BLVD # A, Palm Harbor	23.31%
Assessed Gap	2999 PALM HARBOR BLVD # B, Palm Harbor	23.31%
Tax Rate	32502 US HIGHWAY 19 N # B, Palm Harbor	1.89%
Tax Rate	32502 US HIGHWAY 19 N # C, Palm Harbor	1.89%
Tax Rate	32502 US HIGHWAY 19 N # G, Palm Harbor	1.89%
Tax Rate	32502 US HIGHWAY 19 N # E, Palm Harbor	1.89%
Tax Rate	32502 US HIGHWAY 19 N # J, Palm Harbor	1.89%

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.