

Pinellas Market Lens

Market insight brief - 64 filtered parcels - June 13, 2026

Filters

City	Palm Harbor
Property type	Condominium (land lease)

Exact KPIs

Parcels analyzed	64
Median market value	\$156,031
Mean market value	\$148,848
Median price per sqft	\$162
Total market value	\$9,526,289
Median tax rate	1.38%
Avg assessed gap	\$34,218
Avg assessed gap %	23.64%

Analyst Takeaways

- The current slice contains 64 parcels with a median market value of \$156,031.
- The middle 50% of recorded market values spans \$124,968 to \$164,823.
- Palm Harbor is the largest city segment in this slice with 64 parcels.
- Condominium (land lease) 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	64	\$156,031

Top Property Type Segments

Type	Parcels	Median Value
Condominium (land lease)	64	\$156,031

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	1610 BERWICK CT # B, Palm Harbor	65.42%
Assessed Gap	1605 WHITEBRIDGE DR # D, Palm Harbor	64.79%
Assessed Gap	1604 WHITEBRIDGE DR # D, Palm Harbor	64.38%

Signal	Parcel	Metric
Assessed Gap	1609 BERWICK CT # D, Palm Harbor	64.38%
Assessed Gap	1605 WHITEBRIDGE DR # C, Palm Harbor	64.38%
Tax Rate	1606 BERWICK CT # 10-B, Palm Harbor	1.62%
Tax Rate	1606 BERWICK CT # C, Palm Harbor	1.40%
Tax Rate	1610 BERWICK CT # B, Palm Harbor	1.40%
Tax Rate	1602 BERWICK CT # C, Palm Harbor	1.40%
Tax Rate	1601 BERWICK CT # C, Palm Harbor	1.39%

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.