

Pinellas Market Lens

Market insight brief · 4,310 filtered parcels · June 13, 2026

Filters

City	Palm Harbor
Property type	Planned Unit Development

Exact KPIs

Parcels analyzed	4,310
Median market value	\$266,854
Mean market value	\$284,508
Median price per sqft	\$200
Total market value	\$1,226,229,273
Median tax rate	1.71%
Avg assessed gap	\$83,283
Avg assessed gap %	29.31%

Analyst Takeaways

- The current slice contains 4,310 parcels with a median market value of \$266,854.
- The middle 50% of recorded market values spans \$226,492 to \$332,483.
- Palm Harbor is the largest city segment in this slice with 4,310 parcels.
- Planned Unit Development 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	4,310	\$266,854

Top Property Type Segments

Type	Parcels	Median Value
Planned Unit Development	4,310	\$266,854

Auditable Outliers

Signal	Parcel	Metric
Market Value	1750 ARABIAN LN, Palm Harbor	\$777,515
Market Value	1684 ARABIAN LN, Palm Harbor	\$753,534

Signal	Parcel	Metric
Market Value	1784 ARABIAN LN, Palm Harbor	\$746,097
Market Value	1628 LAGO VISTA BLVD, Palm Harbor	\$708,455
Market Value	1648 LAGO VISTA BLVD, Palm Harbor	\$642,144
Assessed Gap	1383 PHEASANT CREEK DR, Palm Harbor	82.44%
Assessed Gap	916 ROSEWOOD LN, Palm Harbor	76.45%
Assessed Gap	892 JACKSON CT, Palm Harbor	76.00%
Assessed Gap	479 HARBOR SPRINGS DR, Palm Harbor	75.76%
Assessed Gap	955 HAMILTON CT, Palm Harbor	75.63%
Tax Rate	4654 STARGAZER CT, Palm Harbor	20.96%
Tax Rate	4609 PLEASANT AVE, Palm Harbor	20.96%
Tax Rate	4648 PLEASANT AVE, Palm Harbor	20.96%
Tax Rate	4650 STARGAZER CT, Palm Harbor	20.96%
Tax Rate	4588 PLEASANT AVE, Palm Harbor	20.96%

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.