

Pinellas Market Lens

Market insight brief • 7 filtered parcels • June 13, 2026

Filters

City	Safety Harbor
Property type	Apartments (5-9 units)

Exact KPIs

Parcels analyzed	7
Median market value	\$790,000
Mean market value	\$892,143
Median price per sqft	\$165
Total market value	\$6,245,000
Median tax rate	1.74%
Avg assessed gap	\$189,392
Avg assessed gap %	20.94%

Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$790,000.
- The middle 50% of recorded market values spans \$700,000 to \$957,500.
- Safety Harbor is the largest city segment in this slice with 7 parcels.
- Apartments (5-9 units) 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
Safety Harbor	7	\$790,000

Top Property Type Segments

Type	Parcels	Median Value
Apartments (5-9 units)	7	\$790,000

Auditable Outliers

Signal	Parcel	Metric
Market Value	380 3RD ST S, Safety Harbor	\$1,450,000
Assessed Gap	1251 MAIN ST, Safety Harbor	51.78%

Signal	Parcel	Metric
Assessed Gap	1512 CEDAR ST, Safety Harbor	43.43%
Assessed Gap	311 6TH ST N, Safety Harbor	20.59%
Assessed Gap	640 2ND ST N, Safety Harbor	19.27%
Assessed Gap	635 3RD AVE N, Safety Harbor	6.36%
Tax Rate	640 2ND ST N, Safety Harbor	1.74%
Tax Rate	1251 MAIN ST, Safety Harbor	1.74%
Tax Rate	311 6TH ST N, Safety Harbor	1.74%
Tax Rate	380 3RD ST S, Safety Harbor	1.74%
Tax Rate	635 3RD AVE N, Safety Harbor	1.74%

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.