

Pinellas Market Lens

Market Insight brief - 3 filtered parcels - June 13, 2026

Filters

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

Exact KPIs

Parcels analyzed	3
Median market value	\$632,012
Mean market value	\$579,917
Median price per sqft	\$130
Total market value	\$1,739,752
Median tax rate	1.93%
Avg assessed gap	\$9,874
Avg assessed gap %	2.08%

Analyst Takeaways

- The current slice contains 3 parcels with a median market value of \$632,012.
- The middle 50% of recorded market values spans \$553,870 to \$632,012.
- Safety Harbor is the largest city segment in this slice with 3 parcels.
- Condo Industrial/Warehouse (Unit) 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
Safety Harbor	3	\$632,012

Top Property Type Segments

Type	Parcels	Median Value
Condo Industrial/Warehouse (Unit)	3	\$632,012

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	977 WITHLACOOCHEE ST # 2, Safety Harbor	6.23%
Assessed Gap	977 WITHLACOOCHEE ST # 1-B, Safety Harbor	0.00%
Assessed Gap	977 WITHLACOOCHEE ST # 1-A, Safety Harbor	0.00%

Signal	Parcel	Metric
Tax Rate	977 WITHLACOOCHEE ST # 1-B, Safety Harbor	1.93%
Tax Rate	977 WITHLACOOCHEE ST # 1-A, Safety Harbor	1.93%
Tax Rate	977 WITHLACOOCHEE ST # 2, Safety Harbor	1.69%

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.