

Pinellas Market Lens

Market insight brief - 26 filtered parcels - June 13, 2026

Filters

City	Safety Harbor
Property type	Condo Office (Unit)

Exact KPIs

Parcels analyzed	26
Median market value	\$276,375
Mean market value	\$320,702
Median price per sqft	\$197
Total market value	\$8,338,250
Median tax rate	1.61%
Avg assessed gap	\$52,922
Avg assessed gap %	18.01%

Analyst Takeaways

- The current slice contains 26 parcels with a median market value of \$276,375.
- The middle 50% of recorded market values spans \$191,250 to \$313,250.
- Safety Harbor is the largest city segment in this slice with 26 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
Safety Harbor	26	\$276,375

Top Property Type Segments

Type	Parcels	Median Value
Condo Office (Unit)	26	\$276,375

Auditable Outliers

Signal	Parcel	Metric
Market Value	231 2ND ST S # 101, Safety Harbor	\$1,600,000
Market Value	801 2ND ST N # A B, Safety Harbor	\$550,000

Signal	Parcel	Metric
Assessed Gap	701 ENTERPRISE RD E # 702, Safety Harbor	38.48%
Assessed Gap	701 ENTERPRISE RD E # 704, Safety Harbor	38.35%
Assessed Gap	701 ENTERPRISE RD E # 201, Safety Harbor	38.09%
Assessed Gap	701 ENTERPRISE RD E # 910, Safety Harbor	37.95%
Assessed Gap	701 ENTERPRISE RD E # 705, Safety Harbor	37.41%
Tax Rate	801 2ND ST N # A B, Safety Harbor	1.68%
Tax Rate	2454 MCMULLEN BOOTH RD # 609, Safety Harbor	1.64%
Tax Rate	2454 MCMULLEN BOOTH RD # 602, Safety Harbor	1.64%
Tax Rate	2454 MCMULLEN BOOTH RD # 605, Safety Harbor	1.64%
Tax Rate	2454 MCMULLEN BOOTH RD # 607, Safety Harbor	1.64%

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.