

Pinellas Market Lens

Market insight brief - 5,327 filtered parcels - June 13, 2026

Filters

City	Safety Harbor
Property type	Single Family Home

Exact KPIs

Parcels analyzed	5,327
Median market value	\$487,607
Mean market value	\$560,855
Median price per sqft	\$269
Total market value	\$2,987,111,433
Median tax rate	1.74%
Avg assessed gap	\$222,931
Avg assessed gap %	39.44%

Analyst Takeaways

- The current slice contains 5,327 parcels with a median market value of \$487,607.
- The middle 50% of recorded market values spans \$392,826 to \$651,036.
- Safety Harbor is the largest city segment in this slice with 5,327 parcels.
- Single Family Home 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	5,327	\$487,607

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	5,327	\$487,607

Auditable Outliers

Signal	Parcel	Metric
Market Value	2600 PHILIPPE PKWY, Safety Harbor	\$6,722,668
Market Value	910 S BAYSHORE BLVD, Safety Harbor	\$5,276,682

Signal	Parcel	Metric
Market Value	2800 PHILIPPE PKWY, Safety Harbor	\$5,135,150
Market Value	2810 PHILIPPE PKWY, Safety Harbor	\$5,120,318
Market Value	967 BAYSHORE BLVD S, Safety Harbor	\$4,695,548
Assessed Gap	626 FAYETTE DR S, Safety Harbor	89.73%
Assessed Gap	314 4TH AVE N, Safety Harbor	85.31%
Assessed Gap	56 BAY WOODS DR, Safety Harbor	85.28%
Assessed Gap	263 BAILEY ST, Safety Harbor	84.83%
Assessed Gap	236 4TH AVE N, Safety Harbor	84.82%
Tax Rate	3426 CHANNELSIDE CT, Safety Harbor	19.56%
Tax Rate	1703 CEDAR ST, Safety Harbor	10.47%
Tax Rate	2215 BOW LN, Safety Harbor	9.88%
Tax Rate	3502 ENTERPRISE RD E, Safety Harbor	9.18%
Tax Rate	1200 4TH ST S, Safety Harbor	8.89%

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.