

# Pinellas Market Lens

Market insight brief - 3,203 filtered parcels - June 13, 2026

## Filters

City	South Pasadena
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## Exact KPIs

Parcels analyzed	3,203
Median market value	\$266,976
Mean market value	\$380,668
Median price per sqft	\$248
Total market value	\$1,219,278,977
Median tax rate	1.65%
Avg assessed gap	\$57,582
Avg assessed gap %	17.22%

## Analyst Takeaways

- The current slice contains 3,203 parcels with a median market value of \$266,976.
- The middle 50% of recorded market values spans \$200,464 to \$412,801.
- South Pasadena is the largest city segment in this slice with 3,203 parcels.
- Condominium 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
South Pasadena	3,203	\$266,976

## Top Property Type Segments

Type	Parcels	Median Value
Condominium	2,380	\$271,945
Single Family Home	315	\$322,194
Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)	200	\$139,386
Condo Common Area Assn Own - open/green space	41	\$0
Submerged Land - river, lake	19	\$1,896
CO-OP Apartments	18	\$126,008

Type	Parcels	Median Value
Duplex-Triplex-Fourplex	17	\$480,000
Vacant Residential - lot & acreage less than 5 acres	17	\$246,443

## Auditable Outliers

Signal	Parcel	Metric
Market Value	1885 SHORE DR S, South Pasadena	\$32,175,000
Market Value	6818 GULFPORT BLVD S, South Pasadena	\$29,060,000
Market Value	1255 PASADENA AVE S, South Pasadena	\$22,000,000
Market Value	6800 PARK ST S, South Pasadena	\$16,877,918
Market Value	950 PASADENA AVE S, South Pasadena	\$13,950,000
Assessed Gap	7401 BAY ISLAND DR S # 135, South Pasadena	80.05%
Assessed Gap	6740 HIBISCUS AVE S, South Pasadena	79.00%
Assessed Gap	6731 PARK ST S, South Pasadena	76.60%
Assessed Gap	7963 SAILBOAT KEY BLVD S # 101, South Pasadena	75.71%
Assessed Gap	6640 HIBISCUS AVE S, South Pasadena	74.78%
Tax Rate	1198 PASADENA AVE S, South Pasadena	4.03%
Tax Rate	6830 PARK ST S, South Pasadena	3.34%
Tax Rate	6956 S SHORE DR, South Pasadena	3.30%
Tax Rate	6960 GRANDE VISTA WAY, South Pasadena	3.07%
Tax Rate	1859 SHORE DR S # 102, South Pasadena	3.05%

## 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.