

# Pinellas Market Lens

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

## Filters

City	South Pasadena
Property type	Condo Office (Unit)

## Exact KPIs

Parcels analyzed	7
Median market value	\$149,000
Mean market value	\$159,714
Median price per sqft	\$141
Total market value	\$1,118,000
Median tax rate	1.89%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

## Analyst Takeaways

- The current slice contains 7 parcels with a median market value of \$149,000.
- The middle 50% of recorded market values spans \$149,000 to \$167,000.
- South Pasadena is the largest city segment in this slice with 7 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
South Pasadena	7	\$149,000

## Top Property Type Segments

Type	Parcels	Median Value
Condo Office (Unit)	7	\$149,000

## Auditable Outliers

Signal	Parcel	Metric
Market Value	933 OLEANDER WAY S # 1, South Pasadena	\$224,000
Assessed Gap	933 OLEANDER WAY S # 5, South Pasadena	0.00%

Signal	Parcel	Metric
Assessed Gap	933 OLEANDER WAY S # 7, South Pasadena	0.00%
Assessed Gap	933 OLEANDER WAY S # 4, South Pasadena	0.00%
Assessed Gap	933 OLEANDER WAY S # 1, South Pasadena	0.00%
Assessed Gap	933 OLEANDER WAY S # 6, South Pasadena	0.00%
Tax Rate	933 OLEANDER WAY S # 5, South Pasadena	1.89%
Tax Rate	933 OLEANDER WAY S # 4, South Pasadena	1.89%
Tax Rate	933 OLEANDER WAY S # 2, South Pasadena	1.89%
Tax Rate	933 OLEANDER WAY S # 3, South Pasadena	1.89%
Tax Rate	933 OLEANDER WAY S # 1, South Pasadena	1.89%

## 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.