

# Pinellas Market Lens

Market insight brief · 2,380 filtered parcels · June 13, 2026

## Filters

City	South Pasadena
Property type	Condominium

## Exact KPIs

Parcels analyzed	2,380
Median market value	\$271,945
Mean market value	\$306,605
Median price per sqft	\$253
Total market value	\$729,719,474
Median tax rate	1.63%
Avg assessed gap	\$53,956
Avg assessed gap %	16.81%

## Analyst Takeaways

- The current slice contains 2,380 parcels with a median market value of \$271,945.
- The middle 50% of recorded market values spans \$215,865 to \$388,065.
- South Pasadena is the largest city segment in this slice with 2,380 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	2,380	\$271,945

## Top Property Type Segments

Type	Parcels	Median Value
Condominium	2,380	\$271,945

## Auditable Outliers

Signal	Parcel	Metric
Market Value	7862 SAILBOAT KEY BLVD S # 604, South Pasadena	\$836,366
Market Value	7963 SAILBOAT KEY BLVD S # 702 PH, South Pasadena	\$832,732

Signal	Parcel	Metric
Market Value	7974 SAILBOAT KEY BLVD S # 705, South Pasadena	\$820,795
Market Value	7963 SAILBOAT KEY BLVD S # 703 PH, South Pasadena	\$800,732
Market Value	7872 SAILBOAT KEY BLVD S # 601, South Pasadena	\$790,897
Assessed Gap	7401 BAY ISLAND DR S # 135, South Pasadena	80.05%
Assessed Gap	7963 SAILBOAT KEY BLVD S # 101, South Pasadena	75.71%
Assessed Gap	7600 SUN ISLAND DR S # 201, South Pasadena	74.37%
Assessed Gap	7000 SUNSET DR S # 1B, South Pasadena	73.61%
Assessed Gap	1750 HARBOR PL S # 202, South Pasadena	72.23%
Tax Rate	1859 SHORE DR S # 102, South Pasadena	3.05%
Tax Rate	1859 SHORE DR S # 109, South Pasadena	2.82%
Tax Rate	1859 SHORE DR S # 306, South Pasadena	2.82%
Tax Rate	1859 SHORE DR S # 105, South Pasadena	2.82%
Tax Rate	1859 SHORE DR S # 308, South Pasadena	2.82%

## 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.