

Pinellas Market Lens

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

Filters

City	South Pasadena
Property type	Marina Condo - Wet Slip (Individually Owned)

Exact KPIs

Parcels analyzed	13
Median market value	\$19,567
Mean market value	\$20,034
Median price per sqft	-
Total market value	\$260,440
Median tax rate	1.88%
Avg assessed gap	\$0
Avg assessed gap %	0.00%

Analyst Takeaways

- The current slice contains 13 parcels with a median market value of \$19,567.
- The middle 50% of recorded market values spans \$17,000 to \$22,984.
- South Pasadena is the largest city segment in this slice with 13 parcels.
- Marina Condo - Wet Slip (Individually Owned) is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
South Pasadena	13	\$19,567

Top Property Type Segments

Type	Parcels	Median Value
Marina Condo - Wet Slip (Individually Owned)	13	\$19,567

Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	SAILBOAT KEY BLVD S, South Pasadena	0.00%
Assessed Gap	SAILBOAT KEY BLVD, South Pasadena	0.00%
Assessed Gap	SAILBOAT KEY BLVD S, South Pasadena	0.00%

Signal	Parcel	Metric
Assessed Gap	SAILBOAT KEY BLVD S, South Pasadena	0.00%
Assessed Gap	SAILBOAT KEY BLVD S, South Pasadena	0.00%
Tax Rate	SAILBOAT KEY BLVD S, South Pasadena	1.90%
Tax Rate	PASADENA AVE S #BS-16, South Pasadena	1.89%
Tax Rate	SAILBOAT KEY BLVD S, South Pasadena	1.89%
Tax Rate	SAILBOAT KEY BLVD S, South Pasadena	1.89%
Tax Rate	SAILBOAT KEY BLVD, 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.