

Pinellas Market Lens

Market insight brief - 33,658 filtered parcels - June 15, 2026

Filters

City	Palm Harbor
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Exact KPIs

Parcels analyzed	33,658
Median market value	\$361,125
Mean market value	\$423,133
Median price per sqft	\$232
Total market value	\$14,212,606,180
Median tax rate	1.75%
Avg assessed gap	\$150,124
Avg assessed gap %	32.02%

Analyst Takeaways

- The current slice contains 33,658 parcels with a median market value of \$361,125.
- The middle 50% of recorded market values spans \$229,755 to \$508,483.
- Palm Harbor is the largest city segment in this slice with 33,658 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
Palm Harbor	33,658	\$361,125

Top Property Type Segments

Type	Parcels	Median Value
Single Family Home	20,038	\$462,647
Condominium	4,538	\$196,215
Planned Unit Development	4,310	\$266,854
Condo Conversion - Apartments to Platted Condo (Previously Owner-Occupied)	1,261	\$183,685
Condo Com Apartments	1,024	\$180,827
Manufactured Home (On Individually Owned Lot)	504	\$142,410

Type	Parcels	Median Value
Manufactured Home (Co-Op or Share Owned)	499	\$107,684
Vacant Residential - lot & acreage less than 5 acres	352	\$197,881

Auditable Outliers

Signal	Parcel	Metric
Market Value	45 KATHERINE BLVD, Palm Harbor	\$24,500,000
Market Value	900 WEST LAKE RD, Palm Harbor	\$22,750,000
Market Value	2655 NEBRASKA AVE, Palm Harbor	\$18,250,000
Market Value	795 COUNTY ROAD 1, Palm Harbor	\$13,150,000
Market Value	2960 TAMPA RD, Palm Harbor	\$7,800,000
Assessed Gap	BEE POND RD, Palm Harbor	99.35%
Assessed Gap	3765 SHAPLAND CT, Palm Harbor	93.26%
Assessed Gap	3099 WILDS CT, Palm Harbor	90.66%
Assessed Gap	3043 WILDS CT, Palm Harbor	90.39%
Assessed Gap	3001 WILDS PL, Palm Harbor	90.31%
Tax Rate	4518 STARGAZER CT, Palm Harbor	20.96%
Tax Rate	4588 PLEASANT AVE, Palm Harbor	20.96%
Tax Rate	4600 PLEASANT AVE, Palm Harbor	20.96%
Tax Rate	4613 PLEASANT AVE, Palm Harbor	20.96%
Tax Rate	4653 PLEASANT AVE, Palm Harbor	20.96%

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.