

# Pinellas Market Lens

Market insight brief - 35,263 filtered parcels - June 15, 2026

## Filters

City	Palm Harbor
------	-------------

## Exact KPIs

Parcels analyzed	35,263
Median market value	\$358,140
Mean market value	\$458,280
Median price per sqft	\$232
Total market value	\$16,126,884,785
Median tax rate	1.76%
Avg assessed gap	\$147,185
Avg assessed gap %	31.22%

## Analyst Takeaways

- The current slice contains 35,263 parcels with a median market value of \$358,140.
- The middle 50% of recorded market values spans \$228,630 to \$515,223.
- Palm Harbor is the largest city segment in this slice with 35,263 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	35,263	\$358,140

## 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	1350 SEAGATE DR, Palm Harbor	\$75,000,000
Market Value	2400 CLUBSIDE CT, Palm Harbor	\$69,000,000
Market Value	3975 COUNTRY PLACE LN, Palm Harbor	\$43,800,000
Market Value	1900 OMAHA ST, Palm Harbor	\$43,734,751
Market Value	205 KATHERINE BLVD, Palm Harbor	\$39,400,000
Assessed Gap	PINELLAS TRL, Palm Harbor	99.90%
Assessed Gap	BEE POND RD, Palm Harbor	99.35%
Assessed Gap	OMAHA ST, Palm Harbor	98.84%
Assessed Gap	RIDGEMOOR DR, Palm Harbor	98.82%
Assessed Gap	CURLEW RD, Palm Harbor	98.58%
Tax Rate	36090 US HIGHWAY 19 N # 1, Palm Harbor	48.19%
Tax Rate	3011 ALT 19, Palm Harbor	21.86%
Tax Rate	4596 PLEASANT AVE, Palm Harbor	20.96%
Tax Rate	4654 STARGAZER CT, Palm Harbor	20.96%
Tax Rate	4518 STARGAZER CT, 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.