

1) Active listings by neighborhood and property type.

```
SELECT
    a.id AS agent_id,
    a.name AS agent_name,
    COUNT(o.id) AS closed_deals
FROM Agent a
JOIN Offer o ON o.agentId = a.id
WHERE o.status = 'accepted'
GROUP BY a.id, a.name
ORDER BY closed_deals DESC;
```

2) Agent performance by closed deals

```
SELECT
    a.id AS agent_id,
    a.name AS agent_name,
    COUNT(o.id) AS closed_deals
FROM Agent a
JOIN Offer o ON o.agentId = a.id
WHERE o.status = 'accepted'
GROUP BY a.id, a.name;
```

3) Average Time on Market per Listing

For each property that's been **sold**, calculate the **average time on market**, i.e.,

$\text{sold date} - \text{listing date}$

Assumptions:

- Property.listingDate is when the property was listed.
- propertyPriceHistory holds the sold date (via priceType = 'sold' and its changedAt timestamp).

```
SELECT
    p.id AS propertyId,
    p.title,
    DATEDIFF(MIN(pph.changedAt), p.listingDate) AS daysOnMarket
FROM
    Property p
JOIN
    propertyPriceHistory pph ON p.id = pph.propertyId
WHERE
    pph.priceType = 'sold'
GROUP BY
    p.id, p.title, p.listingDate;
```

4) Price trend analysis for a region.

```
SELECT
    p.region,
    YEAR(pph.changedAt) AS year,
    MONTH(pph.changedAt) AS month,
    ROUND(AVG(pph.price)) AS avgSoldPrice
FROM
    Property p
JOIN
    propertyPriceHistory pph ON p.id = pph.propertyId
WHERE
    pph.priceType = 'sold'
GROUP BY
    p.region, year, month
ORDER BY
    p.region, year, month;
```

5) Inquiries per property last month.

```
SELECT
    i.propertyId,
    COUNT(*) AS inquiriesLastMonth
FROM
    Inquiry i
WHERE
    i.createdAt >= NOW() - INTERVAL 30 DAY
GROUP BY
    i.propertyId
ORDER BY
    inquiriesLastMonth DESC;
```

6) Offers pending acceptance.

```
SELECT
    o.id,
    o.propertyId,
    o.offerAmount,
    o.offerDate,
    a.name AS agentName,
    b.name AS buyerName
FROM Offer o
JOIN Agent a ON o.agentId = a.id
JOIN Buyer b ON o.buyerId = b.id
WHERE o.status = 'pending';
```