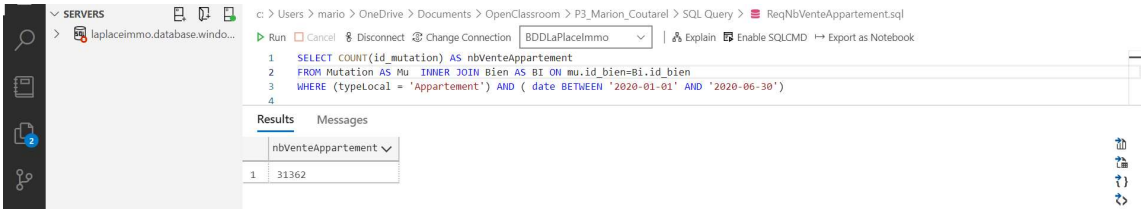
Laplace Immo

DATA IMMO

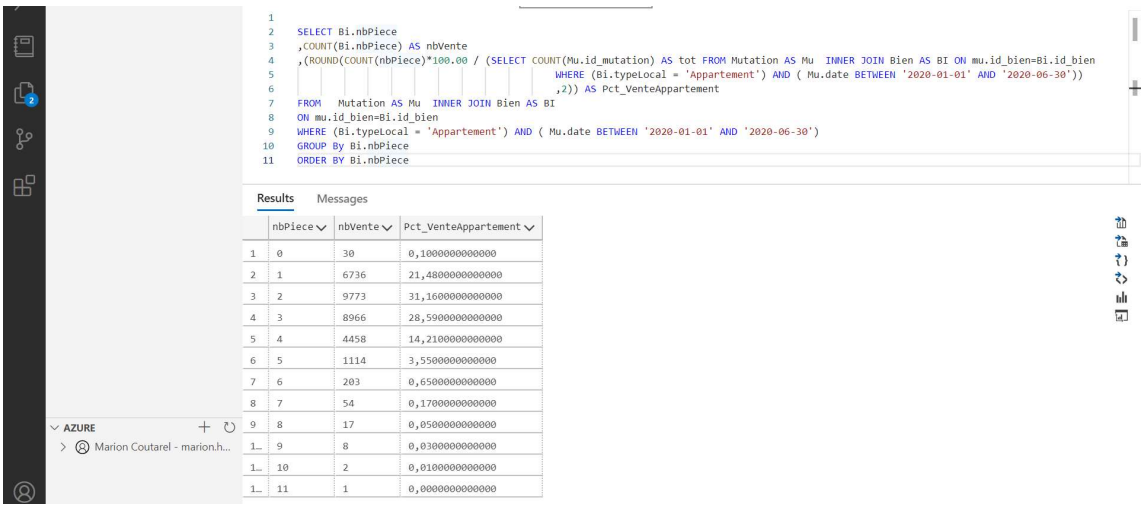
Les requêtes

Requête 1 : Nombre total d'appartements vendus au premier semestre



SELECT COUNT (id_mutation) AS nbVenteAppartement
FROM Mutation AS Mu JOIN Bien AS Bi ON Mu.id_bien=Bi.id_bien
WHERE (Bi.typeLocal = 'Appartement') AND (Mu.date BETWEEN '2020-01-01' AND '3020-06-30')

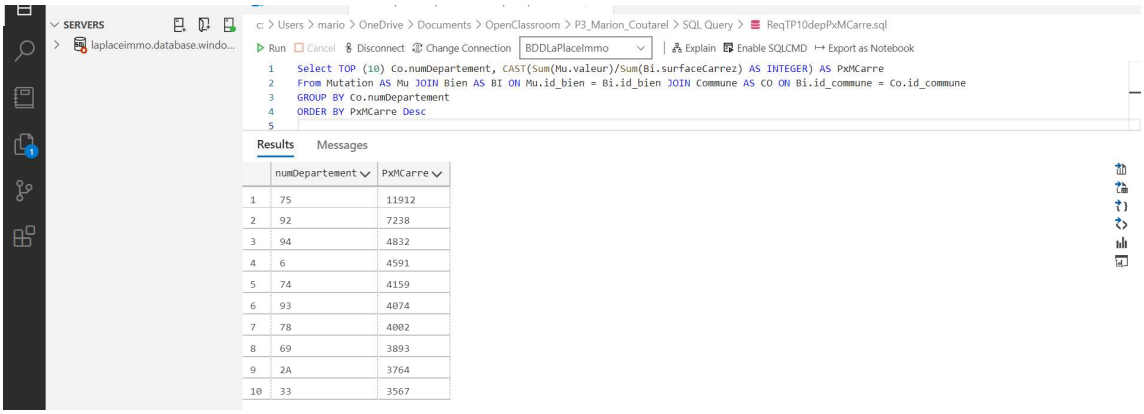
Requête 2 : Proportion de ventes par nombre de pièces



	nbPiece	nbVente	Pct_VenteAppartement
1	0	30	0,1000000000000
2	1	6736	21,4800000000000
3	2	9773	31,1600000000000
4	3	8966	28,5900000000000
5	4	4458	14,2100000000000
6	5	1114	3,5500000000000
7	6	203	0,6500000000000
8	7	54	0,1700000000000
9	8	17	0,0500000000000
1…	9	8	0,0300000000000
1…	10	2	0,0100000000000
1…	11	1	0,0000000000000

SELECT Bi.nbPiece
,COUNT(Bi.nbPiece) AS nbVente
,(ROUND(COUNT(nbPiece)*100.00 / (SELECT COUNT(Mu.id_mutation) AS tot FROM Mutation AS Mu JOIN Bien AS BI ON mu.id_bien=Bi.id_bien WHERE (Bi.typeLocal = 'Appartement') AND (Mu.date BETWEEN '2020-01-01' AND '2020-06-30' ,2))
AS Pct_VenteAppartement
FROM Mutation AS Mu JOIN Bien AS BI
ON Mu.id_bien=Bi.id_bien
WHERE (Bi.typeLocal = 'Appartement') AND (Mu.date BETWEEN '2020-01-01' AND '2020-06-30')
GROUP By Bi.nbPiece
ORDER BY Bi.nbPiece

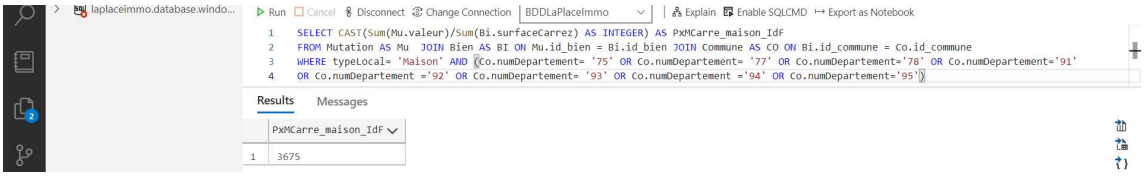
Requête 3 : Liste des 10 départements où le prix au m² est le plus élevé



	numDepartement	PxMCarre
1	75	11912
2	92	7238
3	94	4832
4	6	4591
5	74	4159
6	93	4074
7	78	4002
8	69	3893
9	2A	3764
10	33	3567

Select TOP (10) Co.numDepartement, CAST(Sum(Mu.valeur)/Sum(Bi.surfaceCarrez) AS INTEGER) AS PxMCarre
From Mutation AS Mu JOIN Bien AS BI ON Mu.id_bien = Bi.id_bien JOIN Commune AS CO ON Bi.id_commune = Co.id_commune
GROUP BY Co.numDepartement
ORDER BY PxMCarre Desc

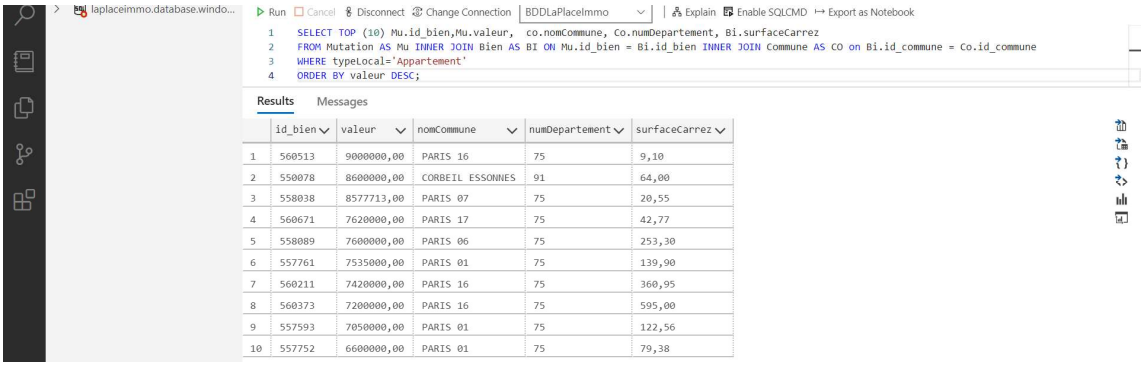
Requête 4 : Prix moyen du m² d'une maison en Ile de France



	PxMCarre_maison_IdF
1	3675

SELECT CAST(Sum(Mu.valeur)/Sum(Bi.surfaceCarrez) AS INTEGER) AS PxMCarre_maison_IdF
FROM Mutation AS Mu JOIN Bien AS BI ON Mu.id_bien = Bi.id_bien JOIN Commune AS CO ON Bi.id_commune = Co.id_commune
WHERE typeLocal= 'Maison' AND (Co.numDepartement= '75' OR Co.numDepartement= '77' OR Co.numDepartement='78' OR Co.numDepartement='91' OR Co.numDepartement ='92' OR Co.numDepartement= '93' OR Co.numDepartement ='94' OR Co.numDepartement='95')

Requête 5 : Liste des 10 appartements les plus chers avec le département et le nombre de mètre carrés :



	id_bien	valeur	nomCommune	numDepartement	surfaceCarrez
1	560513	9000000,00	PARIS 16	75	9,10
2	550078	8600000,00	CORBEIL ESSONNES	91	64,00
3	558038	8577713,00	PARIS 07	75	20,55
4	560671	7620000,00	PARIS 17	75	42,77
5	558089	7600000,00	PARIS 06	75	253,30
6	557761	7535000,00	PARIS 01	75	139,90
7	560211	7420000,00	PARIS 16	75	360,95
8	560373	7200000,00	PARIS 16	75	595,00
9	557593	7050000,00	PARIS 01	75	122,56
10	557752	6600000,00	PARIS 01	75	79,38

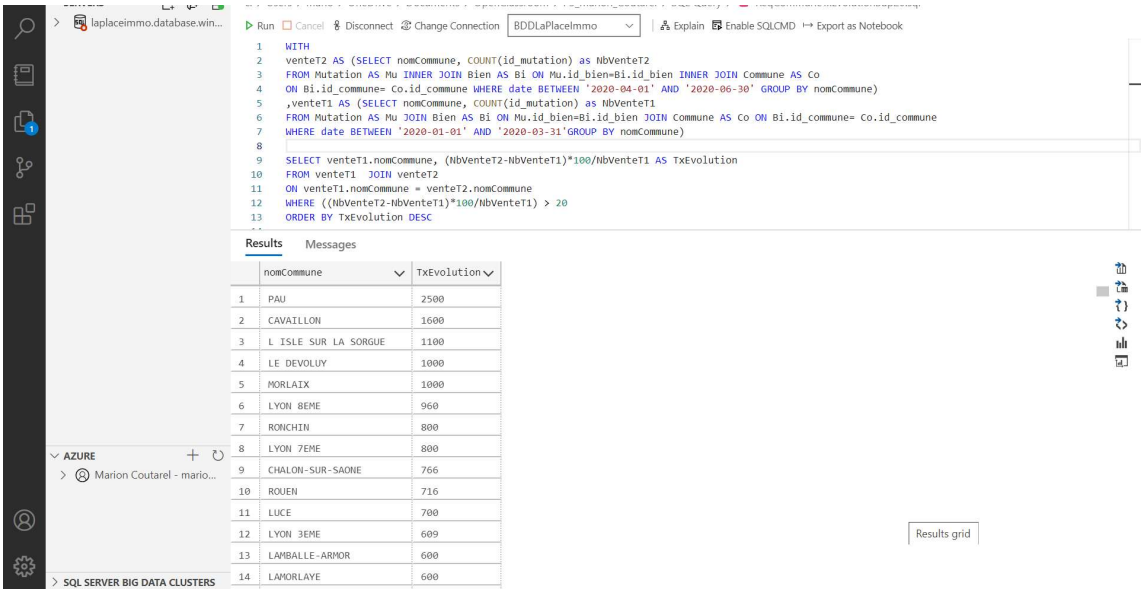
SELECT TOP (10) Mu.id_bien,Mu.valeur, co.nomCommune, Co.numDepartement, Bi.surfaceCarrez
FROM Mutation AS Mu INNER JOIN Bien AS BI ON Mu.id_bien = Bi.id_bien INNER JOIN Commune AS CO on Bi.id_commune = Co.id_commune
WHERE typeLocal='Appartement'
ORDER BY valeur DESC;

Requête 6 : Taux d'évolution du nombre de ventes entre le premier et le deuxième trimestre 2020 :

	TxEvol_nbVenteT2T1
1	3,6555548929572

SELECT (
(SELECT COUNT(id_mutation) AS venteT2 FROM Mutation WHERE date BETWEEN '2020-04-01' AND '2020-06-30') -- Tot vente au T2
- COUNT(id_mutation))*100.00/(COUNT(id_mutation)
) AS TxEvol_nbVenteT2T1
FROM Mutation
WHERE date BETWEEN '2020-01-01' AND '2020-03-31';

Requête 7 : Liste des communes où le taux d'évolution des ventes est supérieur à 20 % entre le premier et le second semestres de 2020 :



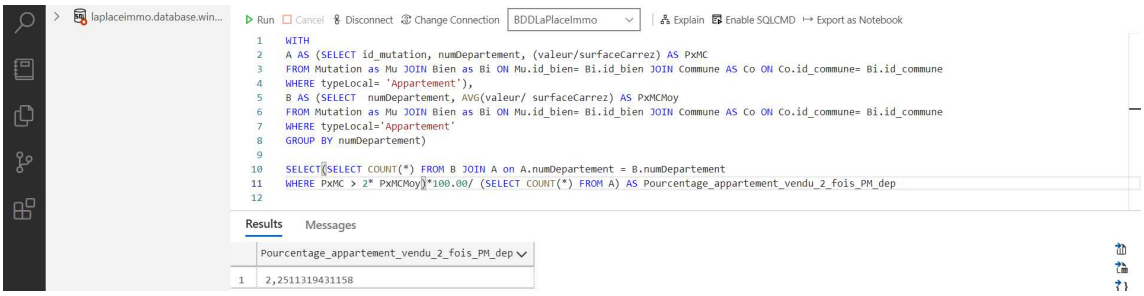
	nomCommune	TxEvolution
1	PAU	2500
2	CAVAILLON	1600
3	L ISLE SUR LA SORGUE	1100
4	LE DEVOLUY	1000
5	MORLAIX	1000
6	LYON 8EME	960
7	RONCHIN	800
8	LYON 7EME	800
9	CHALON-SUR-SAONE	766
10	ROUEN	716
11	LUCE	700
12	LYON 3EME	609
13	LAMBALLE-ARMOR	600
14	LAMORLAYE	600

```
WITH
venteT2 AS (SELECT nomCommune, COUNT(id_mutation) as NbVenteT2
FROM Mutation AS Mu INNER JOIN Bien AS Bi ON Mu.id_bien=Bi.id_bien INNER JOIN Commune AS Co
ON Bi.id_commune= Co.id_commune WHERE date BETWEEN '2020-04-01' AND '2020-06-30' GROUP BY nomCommune)
,venteT1 AS (SELECT nomCommune, COUNT(id_mutation) as NbVenteT1
FROM Mutation AS Mu JOIN Bien AS Bi ON Mu.id_bien=Bi.id_bien JOIN Commune AS Co ON Bi.id_commune=
Co.id_commune
WHERE date BETWEEN '2020-01-01' AND '2020-03-31'GROUP BY nomCommune)
SELECT venteT1.nomCommune, (NbVenteT2-NbVenteT1)*100/NbVenteT1 AS TxEvolution
FROM venteT1  JOIN venteT2
ON venteT1.nomCommune = venteT2.nomCommune
WHERE ((NbVenteT2-NbVenteT1)*100/NbVenteT1) > 20
ORDER BY TxEvolution DESC
```

Requête 8 : Différence en pourcentage du prix au mètre carré entre un appartement de 2 pièces et un appartement de 3 pièces :

SELECT ((SELECT AVG(Valeur/ surfaceCarrez) AS PxMC
FROM Mutation AS Mu JOIN Bien AS Bi ON Mu.id_bien = Bi.id_bien
WHERE nbPiece = 2)
- (SELECT AVG(Valeur/surfaceCarrez) AS PxMC FROM Mutation AS Mu JOIN Bien AS Bi ON Mu.id_bien = Bi.id_bien
WHERE nbPiece = 3)) * 100
/ (SELECT AVG(Valeur/ surfaceCarrez) AS PxMC
FROM Mutation AS Mu JOIN Bien AS Bi ON Mu.id_bien = Bi.id_bien
WHERE nbPiece = 3) AS TxEvolutionPxMC_2P_3P

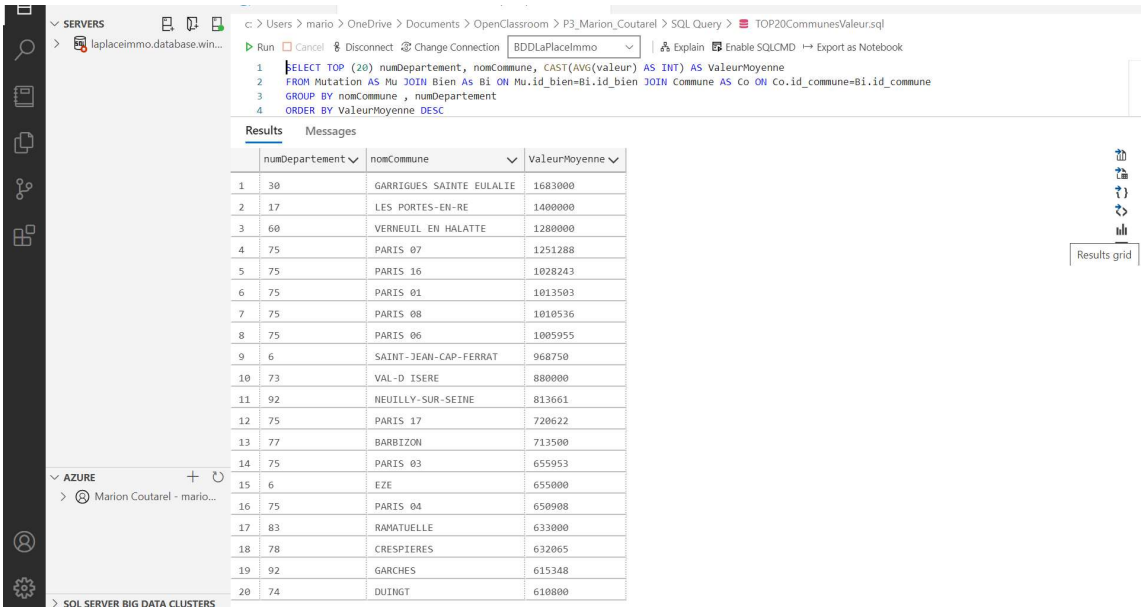
Requête 9 : Taux d'appartements qui ont été vendus à un prix du mètre carré deux fois plus élevé que le prix du mètre carré moyen du département :



WITH
A AS (SELECT id_mutation, numDepartement, (valeur/surfaceCarrez) AS PxMC
FROM Mutation as Mu JOIN Bien as Bi ON Mu.id_bien= Bi.id_bien JOIN Commune AS Co ON Co.id_commune= Bi.id_commune
WHERE typeLocal= 'Appartement'),
B AS (SELECT numDepartement, AVG(valeur/ surfaceCarrez) AS PxMCMoy
FROM Mutation as Mu JOIN Bien as Bi ON Mu.id_bien= Bi.id_bien JOIN Commune AS Co ON Co.id_commune= Bi.id_commune
WHERE typeLocal='Appartement'
GROUP BY numDepartement)

SELECT(SELECT COUNT(*) FROM B JOIN A on A.numDepartement = B.numDepartement
WHERE PxMC > 2* PxMCMoy)*100.00/ (SELECT COUNT(*) FROM A) AS Pourcentage_appartement_vendu_2_fois_PM_dep

Requête 10 : Donnez les moyennes de valeurs foncières pour le top 20 des communes :



	numDepartement	nomCommune	ValeurMoyenne
1	30	GARRIGUES SAINTE EULALIE	1683000
2	17	LES PORTES-EN-RE	1400000
3	60	VERNEUIL EN HALATTE	1280000
4	75	PARIS 07	1251288
5	75	PARIS 16	1028243
6	75	PARIS 01	1013503
7	75	PARIS 08	1010536
8	75	PARIS 06	1005955
9	6	SAINT-JEAN-CAP-FERRAT	968750
10	73	VAL-D ISERE	880000
11	92	NEUILLY-SUR-SEINE	813661
12	75	PARIS 17	720622
13	77	BARBIZON	713500
14	75	PARIS 03	655953
15	6	EZE	655000
16	75	PARIS 04	650908
17	83	RAMATUELLE	633000
18	78	CRESPIERES	632065
19	92	GARCHES	615348
20	74	DUINGT	610800

SELECT TOP (20) numDepartement, nomCommune, CAST(AVG(valeur) AS INT) AS ValeurMoyenne
FROM Mutation AS Mu JOIN Bien As Bi ON Mu.id_bien=Bi.id_bien JOIN Commune AS Co ON Co.id_commune=Bi.id_commune
GROUP BY nomCommune , numDepartement
ORDER BY ValeurMoyenne DESC