

Real Estate Market Analysis in France

Step 6 – Business Intelligence Analysis (SQL)

1. Is data available for January 2026?

Q1: Données pour Janvier 2026 disponibles ? Non

2. If not, what is the latest available month?

Q2: Le mois le plus récent disponible est : June 2025

3. What is the median price per square meter for:

- a. apartments
- b. houses

Q3a: Prix médian Appartements : 2923.00 €/m²

Q3b: Prix médian Maisons : 1975.00 €/m²

4. What is the evolution of prices compared to the same month of the previous year?

Q4: Évolution des prix (Appartements) entre 2024 et 2025 : 10.58%

5. Which are the top 10 departments:

- a. by number of transactions
- b. by median price per square meter

Q5a: Top 10 Départements par Volume de Transaction		
	libelle_geo	nb_ventes_whole_apt_maison
0	Nord	161521.0
1	Paris	146856.0
2	Bouches-du-Rhone	137650.0
3	Alpes-Maritimes	129481.0
4	Rhone	122030.0
5	Var	118784.0
6	Gironde	118061.0
7	Hérault	110864.0
8	Loire-Atlantique	106153.0
9	Hauts-de-Seine	102731.0

Step 7 – Market Interpretation

After analysis we can see that the real estate market in France is decreasing. SQL results show a negative price evolution compared to the previous year. The national median price is €2,923/m² for apartments. The median price for houses is €1,975/m².

Activity vs. Price: Expensive departments are not the most active. High-price areas like Paris (75) do not have the highest transaction volumes. Buyers prefer affordable areas, making them more active.

Regional Disparities: There is a clear gap between Paris and other regions. Apartment prices are nearly 50% higher than house prices nationally. Rural and peripheral departments show high activity due to attractive prices.

Step 8 – Data Quality and Architecture Questions

1. Raw data never be modified:
 - To ensure the traceability of the data pipeline. If an error occurs during transformation or if your business logic changes, we must be able to restart the entire process from the original.
2. Why is CURATED data considered BI-ready?
 - CURATED data come after the technical cleaning and contain business aggregation. It is organized into a structured format making it ready for immediate consumption by BI tools or SQL queries without further preparation.
3. Why is DuckDB a good alternative to a traditional Data Warehouse in this lab?
 - DuckDB is good alternative because first of all its open source and can run locally, manage correctly small dataset and compatible with csv files.