CLAIMS

1. A method comprising:

~~determining~~ selecting a for-sale property~~,~~ based on location data from a first mobile device associated with a first user of a first class, that ~~a~~ the first user of ~~a~~ the first class is within a first predetermined proximity of ~~a~~ the for-sale property and the first user is oriented towards the for-sale property, the for-sale property having at least one parameter identified in a user profile of the first user~~-~~, wherein a direction corresponding to the orientation points at the for-sale property~~of the first class~~;

determining, based on location data from a second mobile device, that a second user of a second class is within a second predetermined proximity of the for-sale property;

transmitting a notification to the first mobile device identifying that for-sale property, and at least the second user of the second class;

receiving a message from the first mobile device indicating selection of the second user of the second class; and

facilitating a connection between the first mobile device and the second mobile device.

2. The method of claim 1, wherein the first class is associated with a client and the second class is associated with an agent.

3. The method of claim 1, wherein the at least one parameter includes any of a location, price range, number of rooms, number of bathrooms, lot size, square footage, school district rating, and crime statistics.

4. The method of claim 1, wherein facilitating the connection between the first mobile device and the second mobile device includes an application server operating as an intermediary of a data stream service between the first mobile device and the second mobile device.

5. The method of claim ~~1~~ 4, further comprising:

identifying a current status of a plurality of second users associated with the ~~selected~~ for-sale property by transmitting a query to a plurality of second mobile devices associated with the second class, wherein the current status of the second user is designated available if the application server receives a message from the second mobile device~~-~~; and

transmitting to the first mobile device a list of second users including the second user and other second users among the plurality of second users identified as having a current status of available.

6. The method of claim 5, wherein the plurality of second users have a notification status indicating availability to receive showing notifications.

7. The method of claim 1, wherein the first predetermined proximity of the for-sale property is configurable by the first user of the first mobile device.

8. A method comprising:

identifying, by a mobile application running on a first mobile device, a plurality of properties having a known location within a distance of a determined location of ~~a~~ the first mobile device, the first mobile device being associated with a user of a first class;

selecting, by the mobile application, a property among the plurality of properties, wherein the selected property is associated with a position of the first mobile device and an orientation of the first mobile device, wherein a direction corresponding to the orientation of the first mobile device points at the property;

generating, by the mobile application, a list of second users associated with the selected property for display on the first mobile device, the list of second users being identified as available to show the selected property based on a current status of the list of second users;

selecting, by the mobile application, a second user among the list of second users based on either of an input by the first user or automatic selection of a closest second user; and

connecting, by the mobile application, the first mobile device to the selected second user by a communication function of the mobile application or by directing communication through a default communication application on the first mobile device.

9. The method of claim 8, wherein the current status of ~~a~~ the selected second user of a plurality of second users is designated available if a message is received from a second mobile device associated with the second user, and wherein the list of second users is a compilation of second users among the plurality of second users designated as available.

10. The method of claim 8, wherein the position of the first mobile device includes a location of the first mobile device within a proximity of a property among the plurality of properties.

~~11. The method of claim 8, wherein the position of the first mobile device includes an orientation of the first mobile device associated with the first user pointing the first mobile device at the property.~~

~~12.~~11. The method of claim 8, further comprising:

displaying a map of the plurality of properties within the distance from the determined location of the first mobile device; and

displaying the position of the first mobile device on the map, wherein the position of the first mobile device includes a location and ~~an~~ the orientation ~~in which the first mobile device is pointed~~.

~~13.~~12. The method of claim 8, further comprising:

displaying the list of second users on the first mobile device, wherein an element associated with the selected second user of the list of second users includes a virtual button configured to provide a profile associated with the selected second user upon selection.

~~14.~~13. The method of claim 8, further comprising:

displaying information associated with the selected second user and a location of the selected second user with reference to the selected property on a map.

~~15.~~14. The method of claim 8, wherein the distance from the determined location of the first mobile device is configurable by the mobile application receiving an input associated with increasing or decreasing the distance.

~~16.~~15. The method of claim 8, further comprising:

estimating a time of arrival of the selected second user at the selected property based on traffic data; and

providing the estimated time of arrival to the first user.

~~17.~~16. The method of claim 8, further comprising:

prompting the first user for a review of another second user from a former showing facilitated by ~~the~~ a client application prior to generating the list of second users associated with the selected property for display on the first mobile device.

~~18.~~17. The method of claim 8, further comprising:

establishing a profile for the first user of the first mobile device including any of a name, picture, and property interests; and

requiring the first user to sign-in to the profile to operate the mobile application.

~~19.~~18. A method for managing communication between a client application and an agent application comprising:

providing to a client device, by an application server, data associated with a plurality of properties within a distance of a determined location of the client device and corresponding to an orientation of the client device in response to a query from the client device, wherein a direction corresponding to the orientation points to at least one of the plurality of properties;

receiving from the client device, by the application server, a selected property among the plurality of properties;

identifying, by an application server, a current status of a plurality of agent profiles associated with the selected property by transmitting a query to agent devices associated with the plurality of agent profiles, wherein the current status of an agent profile of the plurality of agent profiles is designated available if the application server receives a message from an agent device associated with the agent profile;

transmitting to the client device, by the application server, a list of agent profiles of the plurality of agent profiles, wherein the list of agent profiles have the current status of available;

receiving from the client device, by the application server, a selected agent profile of the list of agents profiles; and

connecting the client device with the agent device, by the application server, by serving as an intermediary of a data stream service between the client device and the agent device.

~~20.~~19. The method of claim ~~19~~ 18, further comprising:

transmitting a message causing the client device to generate a prompt requesting a review of another agent from a former showing; and

receiving a response from the client device including the review of the another agent prior to transmitting the list of agents to the client device.

~~21.~~20. The method of claim ~~19~~ 18, further comprising:

updating the current status of the agent profile to unavailable subsequent to connecting the client device with the agent device;

receiving a message from the agent device indicating that a showing has terminated; and

in response to receiving the message, updating the current status of the agent profile to available.

~~22.~~21. The method of claim ~~19~~ 18, further comprising:

updating the current status of the agent profile to unavailable subsequent to connecting the client device with the agent device;

estimating a showing time based on a travel time and at least one historical showing time; and

in response to expiration of the estimated showing time, updating the current status of the agent profile to available.

~~23.~~22. A client device comprising:

a touchscreen display;

a location services device;

a network transceiver; and

a processor communicatively coupled with the touchscreen display, the location services device, and the network transceiver, wherein the processor is configured to:

identify a plurality of properties having a known location within a distance of a location of the client device, the location of the client device being determined based on data from the location services device;

select a property among the plurality of properties, wherein the selected property is associated with a position of the client device, wherein the position of the client device includes the location of the client device and an orientation of the client device and a direction corresponding to the orientation points to the selected property;

generate a list of agent profiles associated with the selected property for display on the client device, the list of agent profiles being identified as available to show the selected property based on a current status of the list of agent profiles;

select an agent profile among the list of agent profiles based on either of an input by a user or automatic selection of a closest agent device associated with the list of agent profiles; and

connect the client device to a selected agent profile via the network transceiver by enabling a communication function of ~~the~~ a mobile application or by directing communication through a default communication application on the client device.

~~24.~~23. The client device of claim ~~23~~ 22, wherein the current status of an agent profile of a plurality of agent profiles is designated available if a message is received from an agent device associated with the agent profile, and wherein the list of agent profiles is a compilation of agent profiles among the plurality of agent profiles designated as available.

~~25.~~24. The client device of claim ~~23~~ 22, wherein the processor is further configured to:

cause the touchscreen ~~device~~ display to display a map of the plurality of properties within the distance from the determined location of the client device; and

cause the touchscreen ~~device~~ display to display the position of the client device on the map, wherein the position of the client device includes ~~a~~ the location and ~~an~~ the orientation of ~~in which~~ the client device ~~is pointed~~.

~~26. The client device of claim 23, wherein the processor is configured to select the property among the plurality of properties by identifying an orientation of the client device associated with pointing the client device at the property.~~

~~27.~~25. The client device of claim ~~23~~ 22, wherein the processor is further configured to:

cause the touchscreen ~~device~~ display to display information associated with the selected agent profile and a location of the selected agent profile with reference to the selected property on a map.