RAYMOND

Community Housing Spotlight



RAYMOND HOUSING SNAPSHOT

What the Kandiyohi County Housing Study Means for Raymond

AT A GLANCE

782 / 840 **Population / Projected Population** 2020 - 2040	**16 - 24 Homes** **Estimated Housing Demand** 2025 - 2035	**10 +** **New Subdivision Lots** Recommended, 2026–2031
6 - 10 **Ownership Demand** 2025–2035	**10 - 14** **Rental Demand** 2025–2035	**4 - 6** **Single-Level Rental Townhomes** Recommended, 2026–2031

A GROWING COMMUNITY WITH A NEED FOR MORE HOUSING CHOICES

Raymond is located on Minnesota State Highway 23, about nine miles southwest of Willmar. The community had 782 residents in 2020, up from 764 in 2010. The 2026 Kandiyohi County Housing Study projects continued growth to 840 residents and 335 households by 2040. With only one lot remaining in First Street South and demand for both owned and rental homes, Raymond has opportunities for additional residential lots and targeted rental housing.



THE HEADLINE FINDING

The Kandiyohi County Housing Study estimates demand for 16 to 24 new homes from 2025 to 2035, including six to ten owned homes and ten to 14 rentals. With only one lot remaining in First Street South, it recommends a new subdivision with at least 10 lots and four to six single-level market-rate rental townhomes.

Source: Viewpoint Consulting Group, Inc., 2026 Kandiyohi County Housing Study (July 24, 2026), Raymond community summary, pp. 164–166; Key Findings, p. 12.

RAYMOND'S HOUSING MARKET

Continued Growth, Limited Available Lots, and Rental Housing Demand

COMMUNITY PROFILE

36.6 **Median Age** 2020	**235 / 76** **Owner / Renter Households** 2020	**$69,054** **Median Household Income** 2025
248 / 3 **Single-Family Homes / Mobile Homes** 2024	**13** **Multifamily Units** 2024	**17** **New Housing Permits** 2020–2025

HOUSING CONDITIONS AND SUPPLY

Raymond issued permits for 12 housing units in the 2000s, seven in the 2010s, and 17 from 2020 through 2025. In 2020, 235 households owned their homes and 76 rented, for a homeownership rate of about 76%. The study projects an increase from 325 households in 2025 to 335 by 2040. Estimated housing demand also reflects replacement needs and pent-up rental demand.

RAYMOND'S LOT SUPPLY

The study identifies just one remaining lot in the First Street South subdivision and recommends the development of another subdivision with 10 or more lots.

RAYMOND POPULATION AND HOUSEHOLD PROJECTIONS

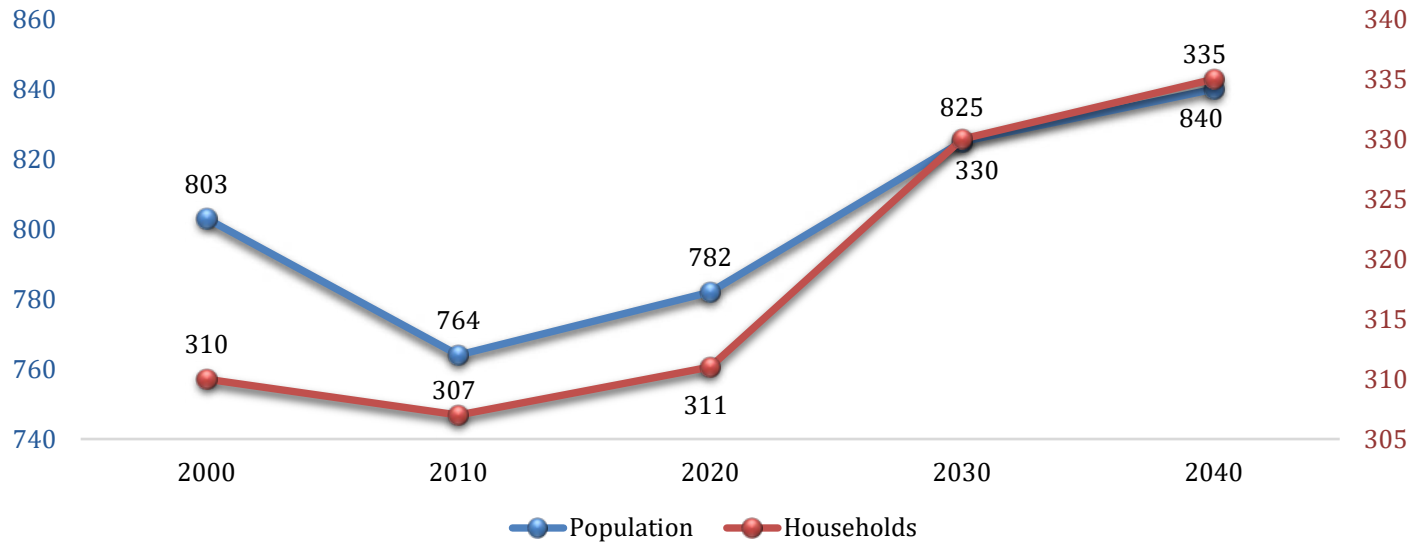


Chart reference: 2000: 803 people / 310 households | 2010: 764 people / 307 households | 2020: 782 people / 311 households | 2030: 825 people / 330 households | 2040: 840 people / 335 households.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (July 24, 2026), Raymond community summary, pp. 164–166.

A PRACTICAL HOUSING PATH

Create Additional Residential Lots and Expand Rental Options

HOUSING DEMAND THROUGH 2035

16 - 24	10 +	4 - 6
Potential New Homes	**New Residential Lots**	**Rental Townhomes**
Raymond 2025 - 2035	Recommended 2026 - 2031	Single-level 2026 - 2031

HOUSING STEPS: 2026 - 2031

1. CREATE ADDITIONAL RESIDENTIAL LOTS

With just one lot remaining in the First Street South subdivision, the Kandiyohi County Housing Study recommends development of a new subdivision with 10 or more lots. Lots should support single-family homes priced generally over $400,000 and townhomes with base prices around $325,000.

2. ADD MARKET-RATE RENTAL TOWNHOMES

Develop four to six single-level rental townhomes with attached garages, mostly two-bedroom units. The study suggests rent of about $1,450 for two-bedroom units and identifies younger renters, seniors, and people with disabilities as potential residents.

WHY A MODEST AMOUNT OF NEW HOUSING DEVELOPMENT MATTERS

The study estimates demand for 16 to 24 new homes through 2035, including six to 10 owned homes and 10 to 14 rentals. This exceeds Raymond's household growth during the 2000s and 2010s. Additional lots and a small single-level rental development could help Raymond meet this demand.

WHY HOUSING CHOICE MATTERS

Families & Workers	Older Adults	People With Disabilities
More rental and ownership options can help people move into Raymond and support the local workforce.	Single-level dwellings, including rentals, can make it easier for residents to remain in Raymond as their needs change.	Accessible, single-level options can broaden the range of local housing for those with physical limitations.

QUESTIONS FOR LOCAL LEADERS

- Where could a subdivision with 10 or more residential lots be located?
- How could lot development costs be managed to support the study's target home prices?
- Which sites and local partnerships could support four to six single-level rental townhomes?

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (July 24, 2026), Raymond community summary, pp. 164–166; Key Findings, p. 12. Questions are local discussion prompts, not consultant recommendations.