

Raymond Comprehensive Plan Factsheet

A comprehensive plan is a long-range document that guides municipal policy, growth, and investment over the next 10-20 years. The project is led by the volunteer Comprehensive Plan Committee. The plan incorporates data analysis on existing conditions along with the community's vision and values to create a set of actionable goals for the future. A state-certified comprehensive plan also allows a town to apply many grant and loan programs, and enact certain types of fees and regulation.

To learn more, visit compplan.raymondmaine.org

4,536
Population

After nearly doubling from 1980-2000, Raymond's population has grown slowly in the past 2 decades.

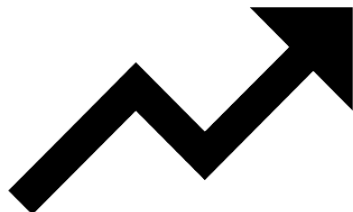
47.8
Median Age

Raymond's population growth is mostly driven by the 65+ age group.

\$77,019
Median Income

Lower than Cumberland County (\$80,982), higher than Maine (\$63,182)

\$418,000
Median Home Price (2023)



> 75% increase in home prices since 2010

Homes in Raymond



97% single family
90% owner-occupied
75% 3+ bedrooms
1 senior housing complex

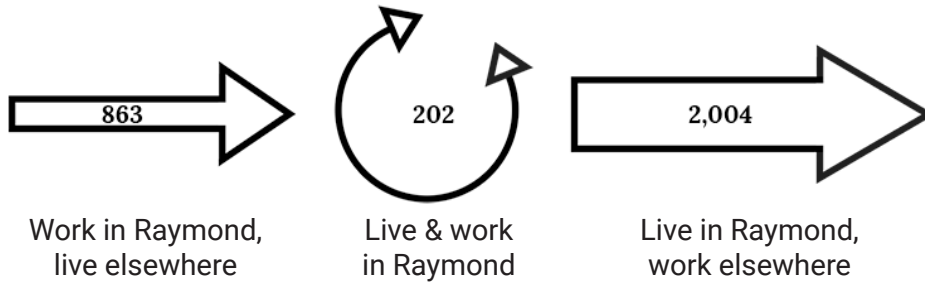


10,000-12,000
Seasonal Population

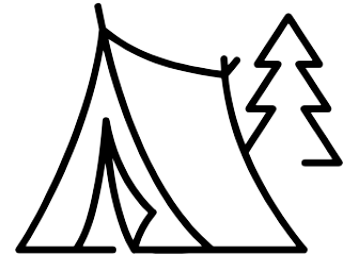
1/3 of Raymond's homes are seasonal or second homes

6% of Raymond's homes are used for short-term rentals

Commute Patterns



Raymond's biggest employers are **Sabre Yachts, summer camps,** and the **school district.**



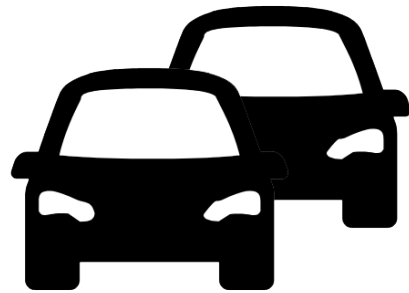
Natural Resources

Lakes are key to Raymond's identity.

Issues include **invasive species, water quality impacts** from increased shorefront development, and **lack of public access.**

44% of Raymond's land area is undeveloped.

7.8% of Raymond's land area is permanently conserved.

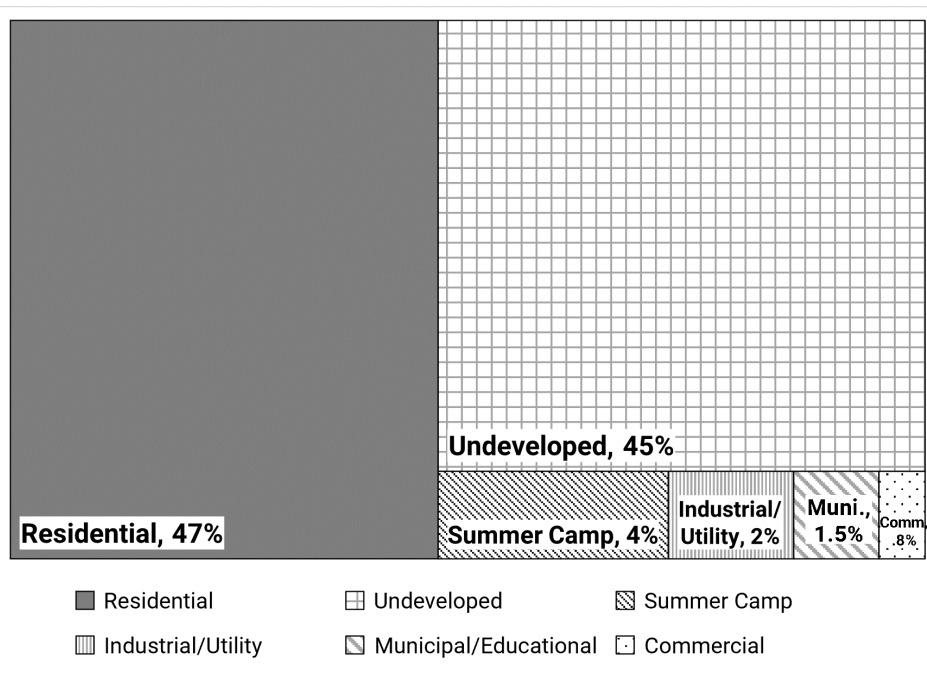


Raymond has **no public transportation,** and **lacks sidewalks and bike lanes.**

Traffic and congestion are frequent issues on **Route 302.**

70% of Raymond residents **drive alone** to work.

Land Use



256 building permits for new construction from 2015-2022; majority for **single-family lakefront homes**