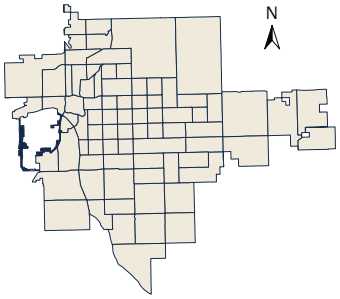
Berryhill

2026 Neighborhood Conditions Index Report

Overview

About Neighborhood Conditions Index

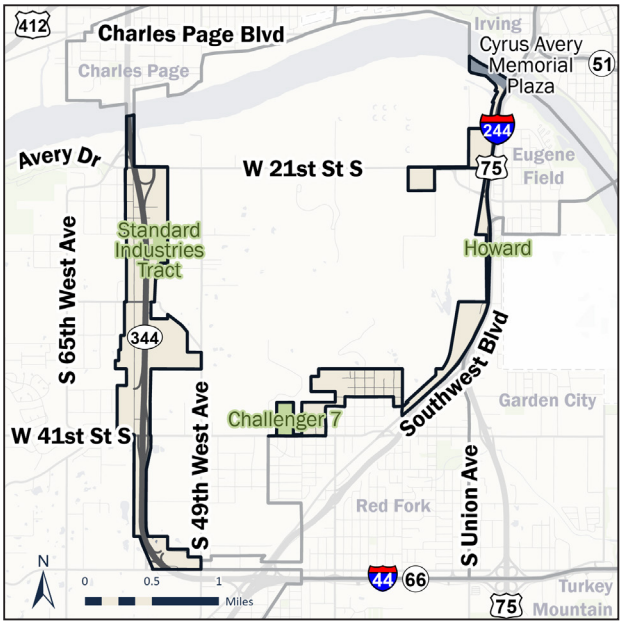
Every Tulsan deserves to live, work, and play in a quality neighborhood. The Neighborhood Conditions Index (NCI) facilitates how to begin that work. Data collected at the neighborhood scale[1] has been compiled in these reports. This data does not define the neighborhood; it is meant to be a common reference point to empower citizens and neighborhood groups to shape and improve their communities.



Location within City of Tulsa

About this Area

The Berryhill Neighborhood Statistical Area is located in west Tulsa, primarily in narrow strips along the Gilcrease Turnpike and areas west of Interstate 244. It covers 1.3 square miles and is composed of industrial development, agricultural land, and detached housing. Multiple highways and the BNSF Railway run through the area, providing access to Chandler Park, Berryhill Public Schools, the Tulsa Community College West Campus, and various religious uses.



Berryhill (Census Tract: 66)

Score Overview

Overall Score

2.1

out of 5

based on a composite score that includes data from the nine Category Scores (pages 2-3) and selected equity data from the Area Snapshot (page 4)

Priority Group

2

out of 3

based on the Overall Score, with 1 being the highest priority group (bottom 25% of scores) and 3 being the lowest priority group (top 25% of scores) among 80 NSAs

Top Category Scores

- **Public Services**: 4.0 out of 5
- **Environment & Natural Resources**: 3.8 out of 5
- **Housing & Neighborhoods**: 3.1 out of 5

These scores reflect some assets and strengths. (more on pages 2-3)

Bottom Category Scores

- **Transportation**: 1.2 out of 5
- **Land Use**: 0.8 out of 5
- **Parks & Recreation**: 0.7 out of 5

These scores reflect some opportunities for improvement. (more on pages 2-3)

What can you do?

Neighborhoods are more than just places where we live. They are a part of our identity and where we build and find community and prosperity. Access to services and places to work, study, shop, eat, or play, and safe ways to get to those places are all vital needs to ensure thriving communities.

NCI is a tool for collaboration and community strengthening, with the goal of creating opportunities for the City of Tulsa and neighborhoods to work more closely together.

After reviewing this report, we recommend:

DISCUSS the report's findings with your neighbors and engage with neighborhood leaders and other local organizations to identify your priorities and set goals.

VISIT tulsaplanning.org/nci to learn more about the Neighborhood Conditions Index.

CONTACT us if you have any questions.

nci@cityoftulsa.org
918-596-7660 (Voicemail inbox)
tulsaplanning.org/nci

[1] **The data in this report is not personally identifiable**. It was collected from the following public sources: United States Census Bureau, ESRi's Business Analyst, OnTheMap, City of Tulsa, and INCOG. The City of Tulsa is composed of 80 Neighborhood Statistical Areas (NSAs), which are groupings of census tracts with neighborhoods of similar characteristics. For the pupose of the Neighborhood Conditions Index these NSA boundaries are the definition of a neighborhood. This may be somewhat different than the boundaries of neighborhood associations or other groups due to data availability.

Category Scores

How to read your results

Area Scores within each category have an unweighted value on a scale of 0 to 5 comparing the NSA to all the other NSAs in the city. The "Tulsa" column contains the average score for the whole city for each data point.

Category Scores are not an average of the associated data points values. Additional weight is given to data points identified as priorities in the comprehensive plan.

For detailed descriptions of each data point, please refer to the Data Points Glossary (pages 5-7).

- Results above 3.75
- Results between 1.25 and 3.75
- Results below 1.25

0.8 out of 5

Land Use

Data Point	Area Score	Tulsa
Proximity to Schools	2.2	2.3
Proximity to Healthcare	0.0	2.9
Proximity to Social Services	1.8	2.3
Proximity to Financial Services	0.1	2.9
Proximity to Eating Places	0.1	2.5
Proximity to Libraries	0.0	1.8
Proximity to Parks	0.5	2.4
Proximity to Retail	0.3	2.6
Proximity to Social Clubs	0.0	2.4
Proximity to Places of Worship	3.1	2.0
Proximity to Arts & Entertainment	0.1	3.0
Proximity to Healthy Food Sources	2.4	2.0

2.9 out of 5

Economic Development

Data Point	Area Score	Tulsa
Population Growth	0.8	3.5
Educational Attainment	1.0	3.7
Employment Density	4.6	3.2
Labor Force Participation	0.8	2.6
Median Income	4.3	2.8
Health Insurance Coverage	3.8	2.2
Employment Rate	4.5	2.4
Poverty Rate	3.2	2.5
Office & Industrial Density	4.7	3.4

1.2 out of 5

Transportation

Data Point	Area Score	Tulsa
Access to Sidewalks	0.1	3.3
Access to Trails	2.2	2.1
Access to Bicycle Infrastructure	1.4	2.7
Access to Public Transit	0.0	1.9
Access to Motor Vehicle	4.2	2.4
Auto-Auto Collisions	4.6	3.3
Auto-Cyclist Collisions	4.5	2.8
Auto-Pedestrian Collisions	4.2	3.1
Arterial Street Surface	1.2	2.3
Neighborhood Street Surface	4.0	2.8
Streetlights	0.2	1.9

3.1 out of 5

Housing & Neighborhoods

Data Point	Area Score	Tulsa
Occupancy Rate	1.7	2.5
Cost-Burdened Home Owners	2.3	2.2
Cost-Burdened Renters	4.8	2.2
Exposure to Violent Crimes	4.4	2.9
Housing Density	1.1	1.5
Evictions	2.6	1.3
Reported Code Violations	3.9	3.5
Number of Police Calls	4.7	3.2

1.8 out of 5 — Communities

Data Point	Area Score	Tulsa
Population Growth	0.8	3.5
Proximity to Social Services	1.8	2.3
Proximity to Places of Worship	3.1	2.0
Proximity to Social Clubs	0.0	2.4
Voter Registration	2.3	2.0
Internet Access	1.7	2.7

1.6 out of 5 — History, Culture & Creativity

Data Point	Area Score	Tulsa
Proximity to Eating Places	0.1	2.5
Proximity to Schools	2.2	2.3
Proximity to Libraries	0.0	1.8
Proximity to Retail	0.3	2.6
Proximity to Arts & Entertainment	0.1	3.0
Proximity to Places of Worship	3.1	2.0
National Register of Historic Places	4.0	2.3
Destination Districts	0.0	1.6
Historic Preservation Districts	0.0	1.7

Sources: US Decennial Census 2020, American Community Survey (ACS) 2020-2024 5-year Estimates, ESRI's Business Analyst 2025 Estimates, OnTheMap, Oklahoma State Election Board, City of Tulsa, INCOG, and in-house databases.

0.7 out of 5 — Parks & Recreation

Data Point	Area Score	Tulsa
Proximity to Parks	0.5	2.4
Proximity to Senior Centers	0.0	2.7
Proximity to Playgrounds	0.6	2.0
Access to Trails	2.2	2.1

3.8 out of 5 — Environment & Natural Resources

Data Point	Area Score	Tulsa
Flood Risk	4.8	4.2
Electric Vehicle Charging Stations	2.3	0.5
Tree Canopy	2.9	3.3
Highway Noise & Pollution	1.6	3.0
Permeable Surface	4.4	3.9

4.0 out of 5 — Public Services

Data Point	Area Score	Tulsa
Proximity to Schools	2.2	2.3
Proximity to Libraries	0.0	1.8
Fire Response Time	2.6	2.0
Water Service	3.7	3.8
Sewer Service	5.0	3.5
Loose Animal Complaints	4.4	2.4
Streetlights	0.2	1.9

Considerations

Data for this report is collected from multiple sources. Each of those sources have their own timelines, methodologies, frequencies of publishing, and other limitations. Even from a single source those variables may change over time. This is a limitation of data. This report is an honest attempt to report the best data available at the time of publication.

The City of Tulsa can collect the data, but what matters to an individual community is more important. That is why the goal of the NCI report is to inspire neighborhood discussion and action. When a neighborhood is informed, organized and motivated, change is possible.

Berryhill Area Snapshot

Demographics		This Area	Tulsa
Demographics	Population	443	439,632
	Area (square miles)	1.30	201
	Density	341	2,191
	Male	50.3%	49.7%
	Female	49.7%	50.3%
	Median Age	40.7	37.5
	Persons under 18*	22.6%	22.1%
	Persons 65 and over*	20.5%	17.1%
	Marital Status		
	Married	34.3%	42.6%
	Never Married	25.1%	37.8%
	Divorced/Widowed	21.4%	19.0%
Race, Ethnicity & Ability	White	65.9%	49.5%
	Black*	0.7%	16.2%
	Asian/Pacific Islander*	0.5%	3.3%
	American Indian*	12.2%	5.5%
	Other*	3.6%	10.0%
	Two or more*	17.2%	15.4%
	Hispanic/Latin American*	7.7%	19.8%
	People with Disabilities*	19.4%	15.7%
	Limited English Proficiency*	2.2%	4.6%
	Foreign Born Population*	2.0%	10.4%
Households	Total Households	160	183,430
	People per Household	2.8	2.0
	Median Household Income	$86,761	$66,440
	Low Income Household*	5.2%	26.9%
	Single Parent Household*	3.6%	5.6%
	Vehicles Available per Household		
	Zero Vehicles	6.3%	12.5%
	One Vehicle	30.0%	38.5%
	Two+ Vehicles	63.8%	49.1%
Workforce	Age 16+ in Labor Force	70.7%	64.2%
	Employed	98.4%	94.2%
	Per Capita Income	$41,845	$38,366
	Blue Collar Workers	26.7%	23.9%
	White Collar Workers	54.3%	56.6%
	Service Workers	18.6%	18.1%
Housing	Units	183	203,959
	Occupied	87.4%	89.1%
	Owner-Occupied	70.6%	51.1%
	Renter-Occupied	29.4%	48.9%
	Vacant	12.6%	10.9%
	Average rent cost	$998	$999
	Average property value	$250,536	$286,734
	Type of Housing		
	Single-family	100.0%	63.5%
	Missing Middle	0.0%	9.5%
	Multi-family	0.0%	27.0%
Highest Level of Education (Age 25+)	Less than High School*	15.3%	12.2%
	High School Diploma/GED	39.7%	28.1%
	Some College/No Degree	25.0%	19.3%
	Associate/Bachelor Degree	16.7%	28.6%
	Graduate Degree	3.3%	11.9%

[1] Includes child care, counseling services, charitable institutions, etc.

[2] Includes civic, social, veterans, and fraternal organizations, community clubs, HOAs, etc.

[3] Includes theaters, galleries, museums, recreation centers, gyms, sports venues, etc.

Economy		This Area	Tulsa
Businesses	Total Businesses	18	22,639
	Retail	6	2,796
	Dining	1	1,251
	Office	2	4,994
	Lodging	-	131
	Full-Service Grocery Store	-	57
	Convenience Store/Gas	1	140
	Manufacturing	-	888
Employment	Total Jobs	931	250,420
	By Age		
	29 or younger	15.3%	24.8%
	30 - 54	63.9%	51.8%
	55 or older	20.8%	23.4%
	By Monthly Earnings		
	$1,250 or less	5.6%	17.6%
	$1,251 - $3,333	27.6%	33.5%
	$3,334 or more	66.8%	48.9%
Top 5 Industry Sectors	Manufacturing (59.6%)		
	Construction (18.1%)		
	Wholesale Trade (4.2%)		
	Transportation & Warehousing (3.8%)		
	Educational Services (2.7%)		

Public Services		This Area	Tulsa
Services & Institution	Schools	4	200
	Healthcare Providers	-	1,488
	Social Services [1]	-	809
	Financial Services	-	1,846
	Social Clubs [2]	-	217
	Police Station	-	6
	Fire Station	-	37
	Government	-	237
	Child Care	-	123
Culture & Recreation	Libraries	-	13
	Places of Worship	2	727
	Arts & Entertainment [3]	-	341
	Parks	1	250

Neighborhood Groups

Neighborhood Association: Redfork-Lookout
Umbrella Association: STAR Coalition, W.O.R.T.H

***Equity Data:** Data points marked with an asterisk (*) were used to calculate the Overall Score on page 1.

Sources: US Decennial Census 2020, American Community Survey (ACS) 2020-2024 5-year Estimates, ESRI's Business Analyst 2025 Estimates, OnTheMap, City of Tulsa, INCOG, and in-house databases.

Data Points Glossary

Land Use

Data Point	Description
Proximity to Schools	Percentage of housing units within 0.5 miles of both public and private educational institutions, such as elementary schools, middle schools, high schools, trade schools, colleges, universities, etc.
Proximity to Healthcare	Percentage of housing units within 0.5 miles of healthcare facilities and providers, such as hospitals, clinics, physicians, pharmacists, dentists, etc.
Proximity to Social Services	Percentage of housing units within 0.5 miles of social service facilities, such as human services, senior services, child care, counseling, charitable institutions, addiction treatment centers, etc.
Proximity to Financial Services	Percentage of housing units within 0.5 miles of financial services, such as ATMs, banks, credit unions, insurance offices, etc.
Proximity to Eating Places	Percentage of housing units within 0.5 miles of eating places, such as restaurants and coffee shops.
Proximity to Libraries	Percentage of housing units within 0.5 miles of libraries.
Proximity to Parks	Percentage of housing units within 0.5 miles of parks and stormwater areas.
Proximity to Retail	Percentage of housing units within 0.5 miles of stores and retail services, such as clothing, furniture, hardware, auto dealership, electronics, convenience store, pharmacy, etc.
Proximity to Social Clubs	Percentage of housing units within 0.5 miles of social clubs, such as community clubs, homeowners associations, and civic, fraternal, and veteran organizations, etc.
Proximity to Places of Worship	Percentage of housing units within 0.5 miles of churches, temples, mosques, etc.
Proximity to Arts & Entertainment	Percentage of housing units within 0.5 miles of arts and entertainment venues, such as arenas, halls and auditoriums, theaters, art galleries, museums, gyms, sports venues, etc.
Proximity to Healthy Food Sources	Percentage of housing units within 1 mile from a full-service grocery store or farmers' market. A full-service grocery store allocates at least 500 sq ft to fresh produce, dairy, and meat.

Transportation

Data Point	Description
Access to Sidewalks	Percentage of housing units that have access to sidewalks within 20 feet of their property.
Access to Trails	Percentage of housing units that have access to multi-use trails and unpaved trails within 0.5 miles.
Access to Bicycle Infrastructure	Percentage of housing units that have access to bicycle infrastructure within 0.5 miles, including bike lanes, sharrows, and signed routes.
Access to Public Transit	Percentage of housing units that have access to fixed transit routes within 0.5 miles.
Access to Motor Vehicles	Percentage of housing units that have access to at least one motor vehicle.
Auto-Auto Collisions	Number of auto-on-auto collisions with injuries per square mile. Lower numbers of collisions scored higher.
Auto-Cyclist Collisions	Number of auto-on-bicycle collisions with injuries per square mile. Lower numbers of collisions scored higher.
Auto-Pedestrian Collisions	Number of auto-on-pedestrian collisions with injuries per square mile. Lower numbers of collisions scored higher.
Arterial Street Surface	Surface conditions of arterial streets surrounding or within the area based on the Pavement Condition Index (PCI), a nationwide street surface rating system on a 100-point scale.
Neighborhood Street Surface	Surface conditions of neighborhood streets within the area based on the Pavement Condition Index (PCI), a nationwide street surface rating system on a 100-point scale.
Streetlights	Number of streetlights per mile of streets within and surrounding the area.

Economic Development

Data Point	Description
Population Growth	Population change estimates from 2023 to 2025.
Educational Attainment	Percentage of the population aged 25 and over with a bachelor's degree.
Employment Density	Number of jobs per square mile.
Labor Force Participation	Percentage of people aged 16 and over in the labor force and living in the area.
Median Income	Median income per household.
Health Insurance Coverage	Percentage of the population with health insurance.
Employment Rate	Percentage of employed people among the labor force.
Poverty Rate	Percentage of population whose income in the past 12 months was below the poverty level.
Office & Industrial Density	Total office and industrial square footage per square mile.

Housing & Neighborhoods

Data Point	Description
Occupancy Rate	Percentage of occupied housing units.
Cost-Burdened Home Owners	Percentage of home owners whose monthly housing costs are 30% or more of their household income. Lower percentages (indicative of low cost burden) scored higher.
Cost-Burdened Renters	Percentage of renters whose rent is 30% or more of their household income. Lower percentages (indicative of low cost burden) scored higher.
Exposure to Violent Crimes	Number of violent crimes per square mile, including homicide, rape, aggravated assault, and robbery. Lower concentrations (indicative of less exposure to violent crimes) scored higher.
Housing Density	Number of housing units per square mile. Higher concentrations scored higher.
Evictions	Number of evictions per 1,000 people in the area. Lower numbers of evictions scored higher.
Reported Code Violations	Number of code violation filings per 1,000 people in the area, including nuisance, unkempt property, chronic nuisance, and demolition. Fewer numbers of violations scored higher.
Number of Police Calls	Number of police calls per square mile in the area, including cases of assault, auto theft, burglary, etc. Lower numbers (fewer police calls) scored higher.

History, Culture & Creativity

Data Point	Description
Proximity to Eating Places	Percentage of housing units within 0.5 miles of eating places, such as restaurants and coffee shops.
Proximity to Schools	Percentage of housing units within 0.5 miles of both public and private educational institutions, such as elementary schools, middle schools, high schools, trade schools, colleges, universities, etc.
Proximity to Libraries	Percentage of housing units within 0.5 miles of libraries.
Proximity to Retail	Percentage of housing units within 0.5 miles of stores and retail services, such as clothing, furniture, hardware, auto dealership, electronics, convenience store, pharmacy, etc.
Proximity to Arts & Entertainment	Percentage of housing units within 0.5 miles of arts and entertainment venues, such as arenas, halls and auditoriums, theaters, art galleries, museums, gyms, sports venues, etc.
Proximity to Places of Worship	Percentage of housing units within 0.5 miles of churches, temples, mosques, etc.
National Register of Historic Places	Percentage of housing units in the area located within 0.125 miles of assets included in the National Register of Historic Places.
Destination Districts	Percentage of housing units within Destination District/Main Street program boundaries, which are aimed at revitalizing commercial districts or corridors through economic development and community building.
Historic Preservation Districts	Percentage of housing units in the area located within Historic Preservation zoning district boundaries.

Communities

Data Point	Description
Population Growth	Population change estimates from 2023 to 2025.
Proximity to Social Services	Percentage of housing units within 0.5 miles of social service facilities, such as human services, senior services, child care, counseling, charitable institutions, addiction treatment centers, etc.
Proximity to Places of Worship	Percentage of housing units within 0.5 miles of churches, temples, mosques, etc.
Proximity to Social Clubs	Percentage of housing units within 0.5 miles of social clubs, such as community clubs, homeowners associations, and civic, fraternal, and veteran organizations, etc.
Voter Registration	Percentage of population aged 18 and over who are registered to vote.
Internet Access	Percentage of housing units with internet access.

Parks & Recreation

Data Point	Description
Proximity to Parks	Percentage of housing units within 0.5 miles of parks and stormwater areas.
Proximity to Senior Centers	Percentage of housing units within 0.5 miles of senior centers.
Proximity to Playgrounds	Percentage of housing units within 0.5 miles of playgrounds.
Access to Trails	Percentage of housing units that have access to multi-use trails and unpaved trails within 0.5 miles.

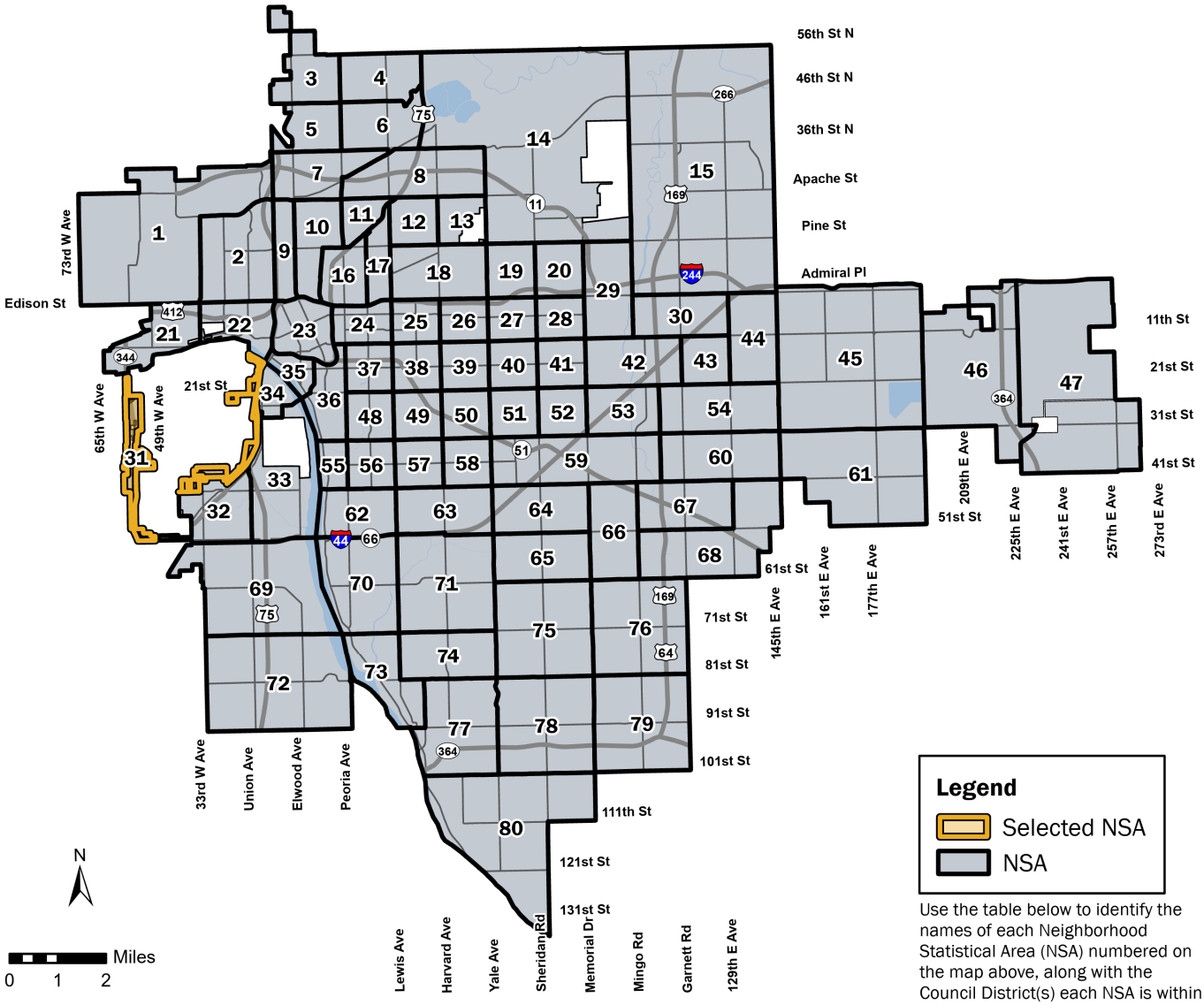
Environment & Natural Resources

Data Point	Description
Flood Risk	Percentage of housing units within a flood hazard area. Lower percentages (indicative of low flood hazard) scored higher.
EV Charging Stations	Publicly available electric vehicle charging stations per square mile.
Tree Canopy	Percentage of the land area covered by trees.
Highway Noise & Pollution	Percentage of housing units located 0.25 miles or more away from highways. This analysis considers the potential negative effects of highways, such as noise and pollution. Higher percentages scored higher.
Permeable Surface	Percentage of permeable surfaces such as lawns, gardens, and unpaved areas which allow precipitation to infiltrate into the ground. Higher percentages scored higher.

Public Services

Data Point	Description
Proximity to Schools	Percentage of housing units within 0.5 miles of both public and private educational institutions, such as elementary schools, middle schools, high schools, trade schools, colleges, universities, etc.
Proximity to Libraries	Percentage of housing units within 0.5 miles of libraries.
Fire Response Time	Average fire response time. Lower response times scored higher.
Water Service	Reliability of water service in the area, based on risk of water line failure per age, material, and/or capacity.
Sewer Service	Reliability of sewer service in the area, based on risk of sewer line failure per age, material, and/or capacity.
Loose Animal Complaints	Percentage of housing units in the area within 0.25 miles of a reported loose animal sighting. Lower percentages (indicative of fewer loose animal complaints) scored higher.
Streetlights	Number of streetlights per mile of streets within and surrounding the area.

Neighborhood Statistical Areas



Use the table below to identify the names of each Neighborhood Statistical Area (NSA) numbered on the map above, along with the Council District(s) each NSA is within.

Area	NSA Name	CD
1	Osage Hills	1
2	Gilcrease Hills	1
3	Chamberlain	1
4	North Ridge	1
5	Walt Whitman	1
6	Flat Rock Creek	1
7	Hawthorne	1
8	Lloyd Park	1
9	Reservoir Hill-The Heights	1
10	Dunbar-Greenwood	1
11	Booker T Washington	1
12	Springdale	1
13	Louisville Heights	3
14	Mohawk Park-Dawson	1, 3
15	Mingo Valley	3
16	Crutchfield	1
17	Cherokee Heights	1
18	Sequoyah	3
19	Maplewood	3
20	McKinley-Mitchell	3

Area	NSA Name	CD
21	Charles Page	4
22	Irving	4
23	Downtown	1, 4
24	Pearl	1, 4
25	Kendall-Whittier	3, 4
26	Turner Park	3, 4
27	Braden Park	3
28	McClure Park	3
29	Layman-Clarland	3
30	Western Village	3
31	Berryhill	2
32	Red Fork	2
33	Garden City	2
34	Eugene Field	2
35	Riverview	4
36	Maple Ridge	4
37	Cherry Street	4
38	Renaissance-Florence Park	4
39	Fair	4
40	Wedgwood-Crowell Heights	5

Area	NSA Name	CD
41	Leisure Lanes	5
42	Metcalfe-Magic Circle	3, 5
43	Cooper	3, 6
44	Tower Heights	3, 6
45	East Woods	6
46	Spunky Creek	6
47	Fair Oaks	6
48	Woodward Park	4
49	Bryn Mawr-Lakewood	4
50	Mayo	4
51	Hoover	5
52	Terrace	5
53	Longview	5
54	Eastland	5, 6
55	West Brookside	9
56	East Brookside	9
57	Ranch Acres	9
58	Whiteside	9
59	Southroads-Briarwood	5
60	Briarglen-Plaza	6

Area	NSA Name	CD
61	Stone Ridge	6
62	South Brookside	9
63	Patrick Henry	9
64	Park Plaza	5
65	Sungate	7, 9
66	Regency-Woodland	7
67	Alsuma	7
68	Crystal Creek-Quail Ridge	7
69	Turkey Mountain	2
70	Riverwood	2, 9
71	Southern Hills	8, 9
72	Tulsa Hills	2
73	Kensington	2
74	Harvard Bend	2, 8
75	Grissom-Thoreau	7, 8, 9
76	Woodland Hills	7
77	Vensel Creek	2, 8
78	Hunter Park	8
79	South Ridge	7
80	South Point	2, 8