



MV VACATION · THE ISLAND, VERIFIED

The Right Town, the Right Bed and the Real Price

Every kind of island bed — harbor-front luxury, gingerbread guesthouses, farm inns with private beach passes — sorted by town and price band, with the booking rules nobody publishes.

WHERE TO STAY ON MARTHA'S VINEYARD · EDITION 2026-27 · CHECKED ON ISLAND, AUGUST



OAK BLUFFS · 41°27'N 70°34'W · THE PINK TURRET ON THE COVER



FOUR LODGING MARKETS, ONE ISLAND • EACH DOT IS A CHAPTER

ABOUT THE RATES
Indicative nightly anchors compiled August 2026 from property sites and booking engines — directional, not quotes. The bands are the durable part; exact rates move every season.

START HERE

Choose your town first

Price band second, property third. Where you sleep decides how the whole trip feels — and the four lodging markets could hardly be more different.

Edgartown

The deepest luxury market in New England’s islands: whaling-captain formality, five boutique hotels in one collection, and the island’s grandest resort rates. **Walkable, polished, expensive.** Katama adds a family resort near South Beach.

Vineyard Haven

The year-round town and the quiet base. The Mansion House anchors it with the island’s only large indoor pool and free parking, steps from a ferry that sails every day of the year. **Practical is the word.**

Oak Bluffs

Gingerbread Victorians, porches, the harbor scene — and the best value-to-charm ratio on the island. Ferries land in the middle of it. **Most inns are a five-minute walk from the boat.**

Up-Island

Chilmark, Menemsha, West Tisbury, Aquinnah: farm quiet, sunset water, thin cell service — and inns whose guests get passes to **otherwise residents-only beaches.** Plan on a car.

THE BANDS AT A GLANCE

TOWN	MID-RANGE, AUG	PREMIUM, AUG	LUXURY, AUG	FALL REALITY
Edgartown	\$250–\$450	\$350–\$800	\$600–\$1,500+	\$250–\$700; cuts of 30–50% from late September
Oak Bluffs	\$200–\$400	\$350–\$660	—	Early October can dip under \$200 at the big hotels
Vineyard Haven	\$225–\$425	\$300–\$550	—	Year-round properties keep winter doors open
Up-Island	\$250–\$500	\$400–\$900+ (premium and luxury blur)		Most close by late October

What changed in 2025-26: *we research the latest and check what we can, but island businesses change without notice — places close, owners change, offers and prices move. The notable recent changes: the **Thorncroft Inn** (Vineyard Haven) is no longer a lodging business. The **Nashua House** — long Oak Bluffs’ cheapest beds — was sold and shows as closed. **Isabelle’s Beach House** now operates as the **Inkwell Beach House** under new family ownership. And the old **Kelley House** is **Faraway Martha’s Vineyard**; the **Wesley Hotel** is **Summercamp**. Same buildings, new names.*



EDGARTOWN · 41°23'N 70°31'W

TOWN BY TOWN · I

Edgartown: the luxury deep end

White clapboard, captain's houses, harbor light — and nightly rates to match. This is where the island keeps its most formal beds.

I

THE FINE PRINT

Expect a 50–100% deposit at booking in the luxury tier — and read the cancellation ladder twice.

CHECKED

August 2026, from property sites and owners' published policies.

LUXURY · HISTORIC FORMALITY

The Charlotte Inn

A Relais and Châteaux member since 1992: about 19 rooms across five historic buildings half a block off Main Street, with the Terrace restaurant downstairs. Famously screen-free in the common rooms — and famously demanding: expect a **50–100% deposit at booking**, no pets, and parking a short walk away. The island's most formal stay; confirm season and rates directly.

LUXURY · GRAND RESORT · YEAR-ROUND

Harbor View Hotel

The 1891 grande dame opposite the lighthouse: saltwater pool, Bettini restaurant, free bikes, a golf-cart shuttle into town, pet-friendly — and **open essentially year-round** (short January pause; Thursday–Monday in deep winter). Roughly \$800 August nights fall toward \$400–650 in autumn and \$300 in winter. Full payment is due when you book summer.

LUXURY · BOUTIQUE ENERGY

Faraway Martha's Vineyard

The reimagined Kelley House: 58 rooms across six buildings on Kelley Street, a heated saltwater pool for guests, free bikes, fire pits — and the Neues from America pub keeping year-round taps downstairs. Younger energy than its neighbors; pet-friendly; about ten minutes on foot to Lighthouse Beach.

PREMIUM · THE COLLECTION

The Edgartown Collection: five hotels, one family

The Christopher (about 15 rooms), The Richard (16, the old Point Way Inn), The Sydney (about 22), The Edgartown Inn (reopened 2020 in modern-farmhouse dress) and the eight-room Coco, opened 2023 in an 1892 sea captain's house above l'étoile — breakfast served two doors down at The Sydney. Boutique interiors, roughly May to December seasons, rates from the low hundreds to about \$800.

PREMIUM · ECO-BOUTIQUE

Hob Knob

Seventeen rooms in a Gothic Revival house up Main Street with an on-site spa, Boston Whaler fishing charters, and a **farm-to-table breakfast plus afternoon tea included**. Pet-friendly rooms. The quiet, local-owner counterpoint to the big-name luxury down the street.

MID-RANGE · THE VALUE PICK

The Ashley Inn

A ten-room Georgian B&B on upper Main Street, owner-run, with homemade continental breakfast, a garden with a hammock — and the two words that matter in this town: **free parking**. Roughly May through October. The sensible way to sleep in Edgartown.

KATAMA · FAMILIES

Winnetu Oceanside Resort

The family resort by South Beach: 54 studios and suites plus a townhouse village, seasonal mid-May to late October. Fall brings real value — published shoulder-season packages have cut suite rates by a third — and off-season one-night stays appear. Final payment lands 60–120 days out depending on season.



OAK BLUFFS · 41°27'N

70°34'W

II

GETTING HERE

Ferries land in the middle of it — most inns are a five-minute walk from the boat.

HERITAGE

Shearer Cottage in the Highlands is the island's most historically significant inn — its full story is below.

TOWN BY TOWN · II

Oak Bluffs: charm per dollar

Gingerbread porches, harbor lights, ferries at the door — the town where mid-range still feels like the postcard.

PREMIUM · THE BIG ONE

Summertime

The 1879 Wesley Hotel reborn: about 95 rooms of playful Lark Hotels design on the harbor, canteen lounge and all, open roughly April to October. Peak nights run \$400–660 — then early October collapses toward \$150–200, one of the island's best shoulder-season plays.

MID-RANGE · PORCH CLASSIC

Pequot Hotel

About 32 rooms behind a broad Victorian porch on quiet Pequot Avenue, continental breakfast included, May to October. Roughly \$390 in August, half that in early fall. Steps from Inkwells Beach.

MID-RANGE · OCEANFRONT B&B

Inkwells Beach House

The 1899 Victorian directly across from Inkwells Beach, formerly Isabelle's Beach House, now run by a local family alongside the 1870 Narragansett House and Dunmere by the Sea. Continental breakfast, on-site parking, five minutes to the ferry. Best for beach-first couples; children over ten.

MID-RANGE · GINGERBREAD ROW

Narragansett House and the Attleboro

Two survivors of the 1870s guesthouse era: the Narragansett's wide porches (about 18 rooms, roughly mid-May to mid-October, summer nights often \$150–300) and the harborfront Attleboro House (1874, renovated 2018, fifth-generation family-run). Simple rooms, deep character, honest prices.

MID-RANGE · NEAR THE BOATS

Madison Inn and Dockside Inn

The Madison: about 15 rooms three minutes from the ferry, book-direct-friendly. The Dockside: 22 harborfront rooms in family sizes with beach chairs and towels to borrow and two accessible rooms. Both put you inside the Circuit Avenue orbit without the Circuit Avenue noise.

MID-RANGE · THE LANDMARK

Oak Bluffs Inn

The pink-turreted Victorian at the top of Circuit Avenue (1870), ten rooms, owner-run since 1998. You will photograph it even if you do not sleep in it. Seasonal — roughly May to October; confirm dates directly.

HERITAGE · WORTH KNOWING

Shearer Cottage

In the Highlands stands the island's most historically significant inn: **the oldest African American-owned inn on Martha's Vineyard**, welcoming guests since the early 1900s and first stop on the African American Heritage Trail. A renovation and expansion has been approved; its operating status has been in flux — check directly before planning a stay.

The budget floor has risen. *With the Nashua House sold and closed, Oak Bluffs lost its famous \$100-and-change beds — there is currently no true budget hotel left in town. The cheapest reliable route now is a shoulder-season date at a mid-range guesthouse.*



VINEYARD HAVEN · 41°27'N

70°36'W

III

WHY SLEEP HERE

Every August dollar goes further here than across the harbor — and the SSA boat behaves in fog and winter when others cancel.

TOWN BY TOWN · III

Vineyard Haven: the year-round base

The town that never closes — a working harbor, a ferry that sails every day of the year, and the island's most practical beds.

PREMIUM · THE ANCHOR · YEAR-ROUND

Mansion House Inn, Health Club and Spa

Forty-eight rooms a short walk up from the ferry, family-owned, **open year-round** — and holder of the island's rarest amenities: a **75-foot indoor pool** (the only large one on the island, long enough for laps), hot tub, steam, sauna, fitness classes, **free parking in its own 27-space lot**, morning coffee and pastries included, and a harbor-view cupola on top. If you are coming off-season, this is the default answer.

MID-RANGE · THE BREAKFAST STAY

Nobnocket Boutique Inn

Seven rooms on a quiet hill above town, year-round, award-cited breakfast included — and an owner who will tell you plainly to book direct. The grown-up, design-minded B&B option.

MID-RANGE · HARBOR LANES

Crocker House Inn

An eight-room owner-run B&B tucked on a lane between Main Street and the harbor: full breakfast, free parking, and innkeepers who know the ferry schedule by heart.

SIMPLE · ON THE WATER

Vineyard Harbor Motel

A plain-spoken motel on Beach Road whose office door frames the harbor like a postcard — with **its own private beach** on the water side. Simple rooms, unbeatable position for the price class; confirm current rates directly.

GONE · DO NOT BOOK

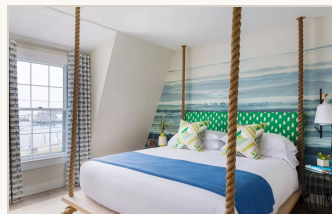
The Thorncroft Inn

Vineyard Haven's longtime romantic inn on Main Street is **no longer operating as lodging** after a sale — listings persist online, but there is no inn to check into. Strike it from the shortlist.

WHY SLEEP HERE

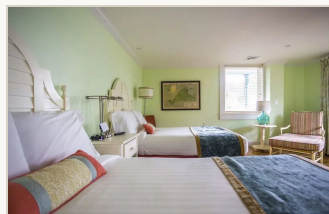
The case for Tisbury

Every August dollar goes further here than across the harbor, the SSA boat behaves in fog and winter when others cancel — and you are twenty free bus minutes from both other down-island towns. The trade: quieter nights and BYOB dinners in a town with few bars.



SUMMERCAMP · OAK BLUFFS

Rope-swing bed, harbor window



MANSION HOUSE · VINEYARD HAVEN

Island-map calm above the beds



VINEYARD HARBOR MOTEL

Office door, harbor view



LAMBERT'S COVE · WEST
TISBURY

*The pass that comes
with the room —
residents-only in
summer, yours with an
up-island key.*



WEST TISBURY, CHILMARK,

AQUINNAH

IV

TOWN BY TOWN · IV

Up-Island: seclusion with a beach pass

Farm inns, sunset porches and the island's quietest luxury — where the room key unlocks beaches day-trippers cannot touch.

WEST TISBURY · FARM RESORT

Lambert's Cove Inn and Farm

Fifteen rooms across three buildings on an eight-acre 1790 farmstead: outdoor pool, alpacas, the farm-to-table Woods restaurant, full breakfast, free bikes — and **private access to Lambert's Cove Beach**, one of the island's loveliest and normally residents-only in summer. The up-island wedding-and-anniversary favorite.

MENEMSHA · TWO SISTERS

Beach Plum Inn and Menemsha Inn

Same owners, shared amenities, one hillside above the fishing village: the Beach Plum's acclaimed restaurant and sunset lawn, the Menemsha Inn's hundred-year-old cottage colony across 30 acres. Guests at both get **Chilmark beach passes — Lucy Vincent included** — plus a walking path down to Menemsha Beach for the applause-worthy sunset. Seasonal, roughly May to October.

CHILMARK · THE FARMHOUSE

Captain R. Flanders House

A late-1700s farmhouse B&B on 60 acres of pasture and pond on North Road: continental breakfast with island honey, two cottages, Chilmark beach passes, and near-total quiet. Book direct; bring a car and a book.

AQUINNAH · THE EDGE

Outermost Inn

Seven rooms on twenty acres atop the Gay Head Cliffs, run by the Taylor family, with a prix-fixe dinner worth planning around and sunsets that empty the porch chairs. Memorial Day to Columbus Day. Remote is the point: the nearest anything is a bus ride away.

AQUINNAH · THE CHARACTER

The Duck Inn

A funky, healthy-breakfast B&B on five acres near the Gay Head Light — ocean views, walk-to-beach, and a personality all its own. Small and seasonal; confirm dates and rates directly.

Know before you book up-island: a car is essentially required — *buses run hourly, distances stretch, and rideshare barely reaches here. Cell service fades to nothing in the hollows. Dinner options are few and seasonal. In exchange: beach passes, stars, and the Vineyard most visitors never meet.*



ISLANDWIDE • THE

CONVENTIONS EVERY TOWN

SHARES

CHECKED

August 2026, from property sites and owners' published policies — enforcement is the property's, always.

FINE PRINT, TRANSLATED

The rules nobody publishes

Island lodging runs on unwritten conventions. Here is what actually governs your booking — and your parking.

R1 Parking is the hidden amenity

Assume in-town Edgartown and Oak Bluffs inns have **limited or no on-site parking** unless they say otherwise. The reliable exceptions: the Mansion House lot in Vineyard Haven, the Ashley Inn in Edgartown, and effectively every up-island inn. Better yet — do not bring the car. The buses ran free all through 2026.

R2 Minimum stays are the norm

Two-to-three-night minimums are standard in peak season and stretch longer over holiday weekends — few properties publish the rule, most enforce it at checkout. Off-season it melts: resorts that demand three July nights will happily sell you one in late October.

R3 Deposits scale with the stars

Luxury properties take real money at booking: the Charlotte Inn 50–100%, Harbor View full summer payment up front, Winnetu final payment 60–120 days out by season. Read the cancellation ladder before you commit — summer refunds often shed a percentage even months ahead.

R4 Breakfast tells you the type

Included breakfast still marks the owner-run tier: full at Crocker House and Lambert's Cove, farm-to-table with afternoon tea at Hob Knob, continental at the Ashley, Pequot and Inkwell. The big hotels charge; the Mansion House splits the difference with morning coffee and pastries on the house.

R5 Pets: call first, always

Genuinely pet-friendly: Harbor View, Faraway, Hob Knob (select rooms), Mansion House (limited rooms). Formal luxury mostly declines — the Charlotte Inn takes none. Every pet policy has room-type caveats; confirm before booking, not at the door.

R6 Names have changed — check twice

Booking sites can lag behind reality. The 2025–26 rename map: Kelley House is Faraway, the Wesley is Summercamp, Isabelle's is the Inkwell Beach House — and the Thorncroft and Nashua House no longer take guests at all.

R7 Accessibility exists — ask precisely

Newer and renovated properties (Dockside's two ADA rooms, the big Edgartown hotels) offer genuinely accessible rooms; historic inns with narrow 1870s staircases often cannot. Ask about ground-floor rooms and bathroom grab bars specifically — “accessible” means different things in different centuries.

R8 August books in winter

Seasonal inns open next summer's calendars on a rolling basis through fall and winter — and the best-value rooms at the small guesthouses go first. If you know your August week, book it by February. The luxury tier holds space longer but punishes late cancellation instead.



ONE CALENDAR, FOUR MARKETS

\$150
–200

AUGUST WATER,
OCTOBER PRICES

SUMMERCAMP • EARLY-OCTOBER
RATE • PEAK \$400–660

TIMING THE MONEY

The booking window, decoded

There is no island-wide reservations day — but there is a rhythm, and the shoulder season is the best-kept secret in it.

PRICE PRESSURE BY MONTH



A YEAR IN ISLAND LODGING

WHEN	WHAT HAPPENS	YOUR MOVE
September–October	Shoulder rates drop 30–50%; resorts publish fall packages; one-night stays reappear	Take the trip you priced out of in July
Fall–winter	Seasonal inns quietly open next summer’s calendars, rolling, no fanfare	Book your known August week now — small-inn value rooms go first
Winter	“Winter is the best time to plan,” as one Edgartown hotel’s own FAQ puts it	Lock choice properties; compare cancellation ladders while you still can
Spring	Seasonal properties reopen April–May; last full-choice window closes	Final chance at premium picks; holiday weekends already gone
June–August	Peak enforcement: minimum stays, full deposits, sold-out weekends	Be flexible on dates or town — or embrace September

The shoulder-season arithmetic

The same rooms, the same warm ocean, 30–50% off: Summertime’s \$400–660 August nights fall to **\$150–200 in early October**; Harbor View’s \$800 August average lands near \$400–650; Winnetu has published fall suite packages cutting rates by a third. September water is the summer’s warmest, and every restaurant is still open.

Year-round vs. seasonal

Open all winter: **Mansion House, Nobnocket, Harbor View** (short January pause, Thursday–Monday deep-winter rhythm). Nearly everything else closes between Columbus Day and Memorial Day — up-island almost entirely. A winter Vineyard trip is a Vineyard Haven trip, and that is not a complaint.

One honest caveat about every number in this guide: *island lodging rates move constantly and seasonal dates are the least-published fact on Martha’s Vineyard. Use the bands to set expectations and the property’s own site or phone line for the final word — never a third-party screenshot.*

— PUT IT TOGETHER

Three stays, fully solved

The whole guide, compressed into the three trips people actually book.

— THE SPLURGE

Couple, three nights, Edgartown in June

Harbor View or Faraway for the pool-and-harbor version; the Charlotte Inn if the trip is an occasion with a capital O. Walk to dinner every night, bike to Lighthouse Beach, let the golf-cart shuttle earn its keep. **Book by winter and read the deposit terms twice** — this tier takes full payment early and refunds reluctantly.

— THE FAMILY WEEK

Four people, July, beach-first

Winnetu at Katama if the budget clears its resort rates — kids' programming and South Beach at the door. The town alternative: Oak Bluffs' Dockside Inn with its family-size rooms, five minutes from the ferry, Inkwell Beach a stroll away — and no car needed all week on the free buses. Ship the beach gear ahead and walk on the boat.

— THE SMART BASE

Any two travelers, September, no car

Mansion House, Vineyard Haven: shoulder rates, the indoor pool when a rain day hits, free parking if you did bring the car, and the year-round ferry a block away. Day-trip the whole island by bus, catch a Menemsha sunset on Route 4's schedule, and eat like a local in the town where the locals actually are.

The one mistake that ruins lodging budgets: *booking an August Saturday-to-Saturday in April and taking whatever is left. Flip one lever — the month, the town, or the day pattern — and the same island costs hundreds less. Flip two and it costs half.*

Before you book, ask five things.

Every island reservation gets better when you check these — most people check none of them:

Q1	Parking	Is there a space for my car — and do I even need the car, with free buses islandwide?
Q2	Minimum stay	How many nights does my date range require — and does shifting a day drop the rate?
Q3	Deposit ladder	What do I lose if plans change — at 60 days, at 14, at 48 hours?
Q4	Season dates	Is the property actually open for my dates — and under the name I found it by?
Q5	The perks	Breakfast? Bikes? Beach passes? Up-island, the pass alone can be worth the rate.

THE SHELF CONTINUES AT [MVVACATION.COM](https://mvvacation.com)

Where to Stay, Expanded	The full hub guide with current-year updates and every town section. mvvacation.com/blog/where-to-stay-marthas-vineyard-hotels-inns-2026
Trip Cost Calculator	Ferries, stays and food priced with verified rates before you commit. mvvacation.com/martha-vineyard-trip-cost-calculator
Trip Planner	Pick your dates and get every island day sketched, events included. mvvacation.com/trip-planner
Getting Around by Bus	Exact routes, minutes and transfers from every town, with a live map. mvvacation.com/how-to-get-there-marthas-vineyard-bus

Researched August 2026 from property websites, owners' own published policies and local reporting; aggregator figures used only as labeled, indicative anchors. We work to keep this current, but the island changes without notice and beyond our control — places close, owners change, and offers, services and prices move — so we cannot guarantee accuracy; always confirm with the property before booking. Property character summaries reflect published amenities at research time. All travel is at your own risk. MV Vacation is an independent guide with no paid placements — no business paid to appear here, and none was told it would. © 2026 MV Vacation · mvvacation.com