



MV VACATION · THE ISLAND, VERIFIED

The Right Town, the Right Bed and the Real Price

Every kind of island bed, from harbor-front luxury to gingerbread guesthouses to 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 · UPDATED SEPTEMBER



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, re-checked September: directional, not quotes. The bands are the durable part; exact rates move every season. Add about 11.7% in room tax (5.7% state plus 6% local) to every figure here.

— 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



OAK BLUFFS



VINEYARD HAVEN



UP-ISLAND

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	None	Early October can dip under \$200 at the big hotels
Vineyard Haven	\$225–\$425	\$300–\$550	None	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. The old **Kelley House** is Faraway; the **Wesley Hotel** is **Summertime**. The **Lightkeeper's Inn** (Edgartown) reopened June 2026 after a full renovation, and the island's only **campground** changed owners in spring 2026.*



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.

LUXURY · HISTORIC FORMALITY

The Charlotte Inn

A Relais and Châteaux member since 1992: 19 rooms and suites in historic houses half a block off Main Street, with the Terrace restaurant downstairs. Formal, with clear house rules: **open year-round**, no pets, no children under 12, and a deposit that refunds (minus a 5% charge) only if you cancel 30 or more days out. Park in the town lot across the street or the inn's own lot four minutes away.

LUXURY · GRAND RESORT · YEAR-ROUND

Harbor View Hotel

The 1891 grande dame opposite the lighthouse: saltwater pool, Bettini restaurant, free bikes, a complimentary shuttle into town, pet-friendly in limited rooms (tell them ahead), and **open essentially year-round** (closed the first half of January; Thursday–Monday in deep winter). Expect a voluntary 1% MV Community Fee on the bill; it funds island nonprofits. 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 historic houses on Kelley Street, a heated pool and hot tub for guests, free cruiser bikes, fire pits, the Pelican Club restaurant and the Newes from America pub downstairs. Younger energy than its neighbors; pet-friendly; the hotel itself is seasonal; 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, seasonal (the Christopher runs May to October; each house sets its own dates), rates from the low hundreds to about \$800.

PREMIUM · ECO-BOUTIQUE

Hob Knob

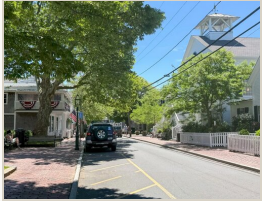
Seventeen rooms in a Gothic Revival house up Main Street with an on-site spa, Boston Whaler fishing charters, and a **farm-to-table breakfast plus afternoon tea included**. Pet-friendly rooms. The quiet, local-owner counterpoint to the big-name luxury down the street.

MID-RANGE · THE VALUE PICK

The Ashley Inn

A ten-room Georgian B&B on upper Main Street, owner-run, with homemade continental breakfast (May to October), a garden with a hammock, and the two words that matter in this town: **free parking**. **Open year-round with published rates:** \$195–225 in winter, \$525–625 in August; children 10 and up. The sensible way to sleep in Edgartown.

I



MAIN STREET

White clapboard, brick sidewalks, bank with a whaling ship on the sign

THE FINE PRINT

Expect a real deposit at booking in the luxury tier, sometimes the whole summer stay, and read the cancellation ladder twice.



OAK BLUFFS · 41°27'N

70°34'W

II



THE CAMPGROUND

Gingerbread lanes, two minutes above Circuit Avenue

GETTING HERE

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

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

Summercamp

The 1879 Wesley Hotel reborn: about 95 rooms of playful Lark Hotels design on the harbor, 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 Inkwel Beach.

MID-RANGE · OCEANFRONT B&B

Inkwel Beach House

The 1899 Victorian directly across from Inkwel Beach, formerly Isabelle's Beach House, now run by a local family alongside the 1870 Narragansett House and Dunmere by the Sea. Twelve rooms, continental breakfast, on-site parking, five minutes to the ferry, and open year-round. 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 a dozen rooms, mid-May to mid-October, \$175–600 by room and season on its own site) and the harborfront Attleboro House (1874, ten rooms, five generations of one family; website offline at press time, book by phone). 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 for two decades, continental breakfast, **free off-street parking**, stairs everywhere (no ADA rooms). You will photograph it even if you do not sleep in it. Seasonal, roughly May to October.

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. Expansion approval won in 2022 was surrendered in 2023 and nothing new has been announced; booking status is unclear, so check directly before planning a stay.

The budget floor has risen. *With the Nashua House sold and closed, there is no true budget hotel left in Oak Bluffs; the Tivoli Inn (six rooms, 125 Circuit) and the Island Inn's kitchen suites are the value plays; the hostel and campground are on page 7.*



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, breakfast included and decorated for it (Condé Nast Johansens Best Breakfast four years running) plus a Michelin Key in 2025; guests 16 and over; \$205–800 by room and season. 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, open year-round, and Martha's Vineyard Magazine's Best Budget-Friendly Lodging pick for 2026.

GONE · NO LONGER AN INN

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. Worth knowing before you search.

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

The 1879 porches, sign out front



VINEYARD HARBOR MOTEL · BEACH ROAD

The sign says it: private beach



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 Restaurant Foster, full breakfast, free bikes, and **private access to Lambert's Cove Beach**, 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, cottages, Chilmark beach passes, near-total quiet. Bring a car and a book.

AQUINNAH · KNOW BEFORE YOU BOOK

Outermost Inn: dinner, not rooms

The famous house atop the Gay Head Cliffs is a **restaurant now, not an inn**: the bed-and-breakfast side stopped taking guests in 2018 and the rooms house staff, even where the big travel directories still list rooms. Come for the prix-fixe dinner and the sunset; sleep at the Duck Inn below, the Totem Pole Inn (page 7) or in a rental.

AQUINNAH · THE CHARACTER

The Duck Inn

A funky, healthy-breakfast five-bedroom farmhouse on 5.5 acres near the Gay Head Light: ocean views, a path to the beach, and a personality all its own. 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.



WEST TISBURY HOSTEL AND

VINEYARD HAVEN CAMPGROUND ·

THE ISLAND'S CHEAPEST BEDS

\$40

A HOSTEL BUNK, LINENS
AND PARKING INCLUDEDHI MARTHA'S VINEYARD · MAY
15 TO SEPT 28, 2026

THE TAX LINE

Every rate on the island carries about 11.7% in room tax (5.7% state, 6% local), and short-term rentals add it to cleaning fees too. Budget the total, not the headline.

BELOW THE BANDS

The budget floor and the long stay

The beds the price bands miss: bunks, tent sites, and the kitchen suites that make a week cheaper than seven hotel nights.

WEST TISBURY · THE FLOOR

HI Martha's Vineyard Hostel

525 Edgartown–West Tisbury Road: dorm bunks **from about \$40** with linens, a towel and parking included, private rooms too, open May 15 to September 28, 2026. The island's cheapest bed by a wide margin; September is its cheapest month.

VINEYARD HAVEN · UNDER CANVAS

Martha's Vineyard Family Campground

569 Edgartown Road, the island's only campground: wooded tent sites, RV sites and rustic cabins, May 20 to October 1, 2026, with a three-night minimum in peak season. New owners took over in spring 2026 (the website still says family-run since 1972). Book early for August.

VINEYARD HAVEN · PLAIN AND CLOSE

Harbor Landing

15 Beach Street, 38 basic rooms a short walk from the ferry with a shared kitchen area, grills and free parking; booking sites show roughly \$130–190 by date. Simple and close: the cheapest private room near the boat.

EDGARTOWN · FAMILY BUDGET

Edgartown Commons

20 Peases Point Way, 33 apartments with full kitchens, a saltwater pool (May to October), playground, laundry and **free parking**, minutes on foot from Main Street. The family answer in the island's priciest town.

OAK BLUFFS · THE WEEK

The Island Inn

30 Island Inn Road, 51 studios, suites and two-bedroom townhouses with full kitchens on 7.5 acres beside Farm Neck golf course: heated pool, three tennis courts, grills, playground. Walk to State and Inkwells beaches; a mile from the ferry. The long-stay family base.

VINEYARD HAVEN · APARTMENTS WITH A POOL

Charles and Charles

85 Summer Street, a small inn plus apartments with kitchens and living rooms, outdoor pool, free bikes, farm-to-table continental breakfast and parking; no pets. Ten minutes on foot to Main Street. Built for a week, not a night.

EDGARTOWN · KITCHEN SUITES

The Lightkeeper's Inn

25 Simpsons Lane, reopened in 2026 after a full remodel: five suites and a cottage, each with a full kitchen, living room and private entrance, 24/7 self check-in, **open year-round**. Apartment living downtown, without a front desk.

AQUINNAH · THE OTHER BED

The Totem Pole Inn

1 Totem Pole Way, a 1906 Arts and Crafts house on six acres near the Cliffs, always owned by a member of the Wampanoag Tribe: four rooms by the night and cottages by the week, **open year-round** since 2018. The Vineyard's only tribal-owned inn.

The week math: *a kitchen suite at \$350 plus groceries beats a \$300 room plus seven island dinners for a family of four; long-stay places want your week, so minimums work in your favor.*



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 and Edgartown Commons, the Oak Bluffs Inn, and effectively every up-island inn; Summercamp sells 17 spots at \$50 a night. Or skip the car altogether. The buses are **fare-free through June 30, 2027**.

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: Harbor View full summer payment up front; Winnetu half at booking and the rest 120 days out in summer (60 off-season), 10% kept even on early cancellations; the Charlotte Inn refunds its deposit, minus 5%, only 30-plus days out. Read the cancellation ladder before you commit.

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, Inkwell, Oak Bluffs Inn and Narragansett. 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: Faraway, Hob Knob, Edgar Hotel, Vineyard Square and Summercamp (select rooms, fees apply), Mansion House and Harbor View (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, the Colonial Inn is Vineyard Square, 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, Summercamp's ADA kings, 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 charges more for late cancellation instead.



ONE CALENDAR, FOUR MARKETS

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.

\$150
–200

AUGUST WATER,
OCTOBER PRICES
SUMMERCAMP • EARLY-OCTOBER
RATE • PEAK \$400–660

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: Summercamp’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, Vineyard Harbor Motel** (Vineyard Haven); **Harbor View** (first half of January off), **Charlotte Inn, Ashley Inn, Edgar Hotel, Lightkeeper’s** (Edgartown); **Inkwell Beach House** (Oak Bluffs); **Totem Pole Inn** (Aquinnah). Nearly everything else closes between Columbus Day and Memorial Day. A winter trip is Vineyard Haven plus a short Edgartown list, 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; not 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 hotel 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

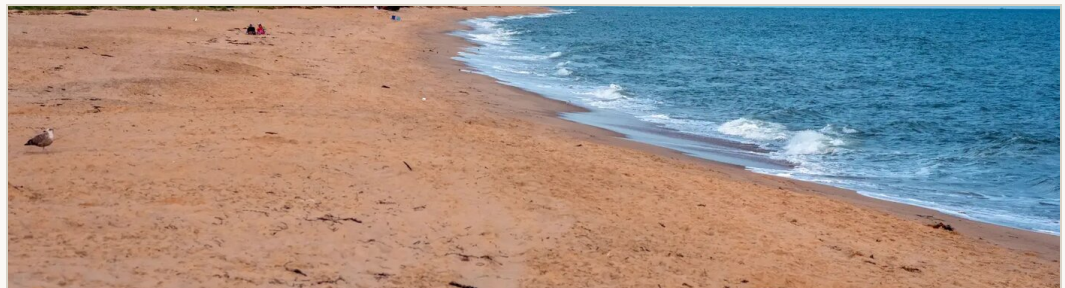
Winnetu at Katama if the budget clears its resort rates: kids' programming and South Beach at the door. The town alternative: Oak Bluffs' Dockside Inn with its family-size rooms, five minutes from the ferry, Inkwell Beach a stroll away, and no car needed all week on the free buses. Ship the beach gear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



SOUTH BEACH · KATAMA

The family week's front yard · three miles of it



Before you book, ask five things.

Every island reservation goes smoother when you check these, and they take a minute:

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
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Trip Cost Calculator	Ferries, stays and food priced with verified rates before you commit. mvvacation.com/martha-vineyard-trip-cost-calculator
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Trip Planner	Pick your dates and get every island day sketched, events included. mvvacation.com/trip-planner
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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
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Questions? Reply to any email from us, or write info@mvvacation.com; a real person reads these. Researched August 2026 and re-checked in September 2026 against 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

Book the right bed

The whole guide, before you tap Reserve.

— AUGUST BANDS, PER NIGHT

Edgartown · \$250–\$1,500+ · the luxury deep end

Oak Bluffs · \$200–\$660 · best charm per dollar

Vineyard Haven · \$225–\$550 · the year-round base

Up-Island · \$250–\$900+ · seclusion, beach passes, bring a car

— ASK FIVE THINGS, EVERY BOOKING

Q1 Parking · is there a space, and do I even need the car?

Q2 Minimum stay · does shifting a day drop the rate?

Q3 Deposit ladder · what do I lose at 60 days, 14, 48 hours?

Q4 Season dates · open for my dates, under the name I found?

Q5 Perks · breakfast, bikes, beach passes?

— NAMES CHANGED · CHECK TWICE

Kelley House is **Faraway** · the Wesley is **Summertime** · Isabelle's is the **Inkwell Beach House**

No longer taking guests: the Thorncroft Inn · the Nashua House

— OPEN ALL WINTER

Mansion House · Nobnocket · Harbor View (short January pause)

The value window: late September and October run 30–50% off the same rooms. Known August week? Book it by February.

