

Consumer Price Developments in August 2024

Summary

- MAS Core Inflation rose to **2.7%** on a year-on-year (y-o-y) basis in August, from **2.5%** in July.
 - This was largely due to an increase in services inflation.
 - On a month-on-month (m-o-m) basis, core CPI picked up by **0.3%**.
- CPI-All Items inflation eased to **2.2%** y-o-y in August, from **2.4%** in July.
 - This was primarily driven by a fall in private transport prices, which more than offset the increase in core inflation.
 - On a m-o-m basis, CPI-All Items rose by **0.7%**.

Chart 1: MAS Core and CPI-All Items Inflation

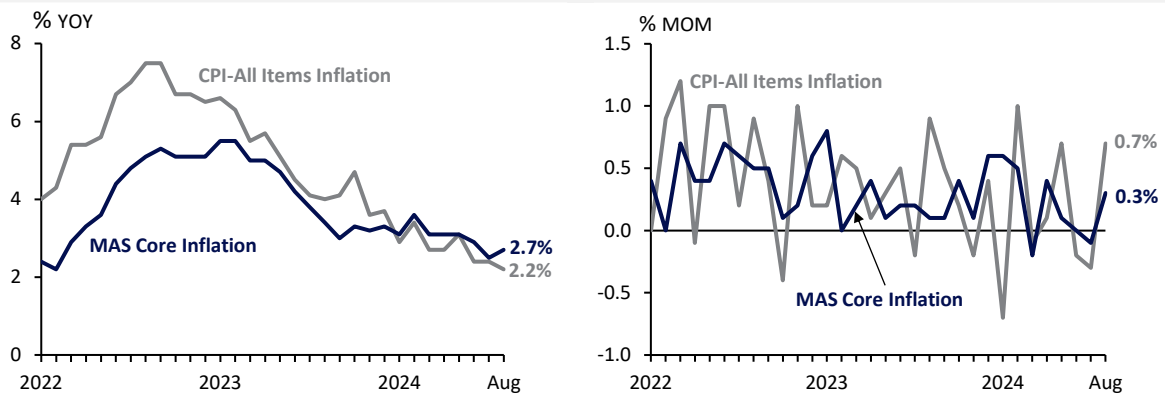
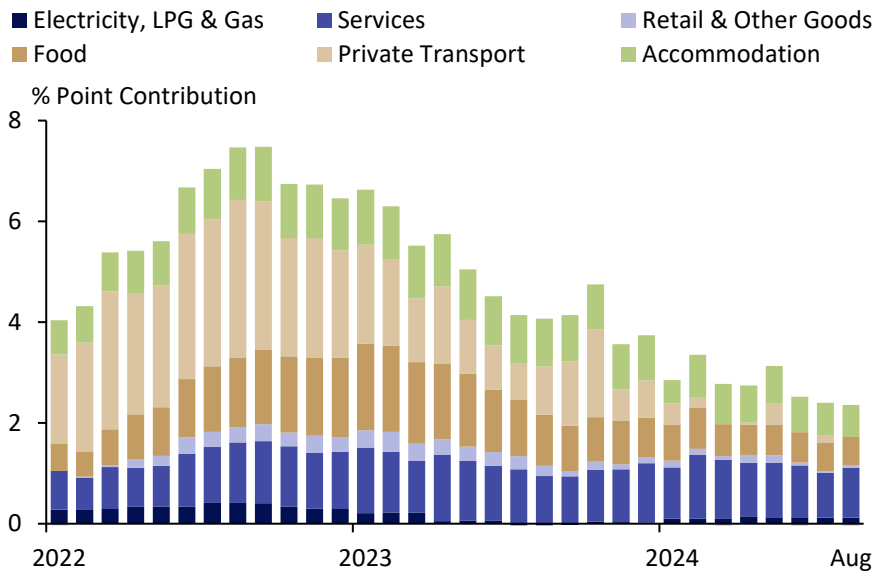


Chart 2: % Point Contribution to Year-on-year CPI-All Items Inflation

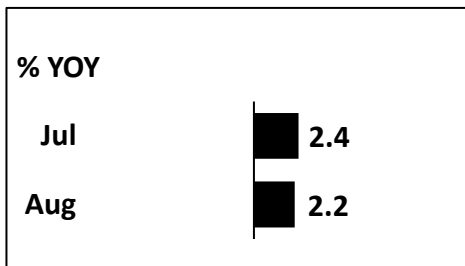


* Private transport and accommodation are excluded from the MAS Core Inflation measure.

Source: MAS, MTI estimates

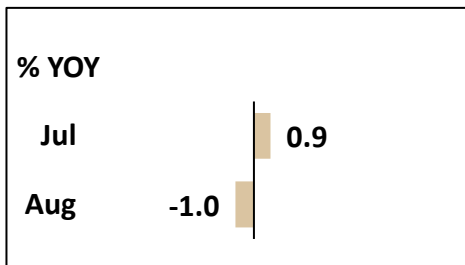
CPI-All Items inflation eased to 2.2% y-o-y in August.

CPI-All Items



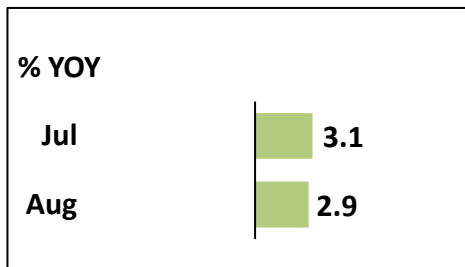
CPI-All Items inflation eased, mainly because of the decline in private transport prices.

Private Transport



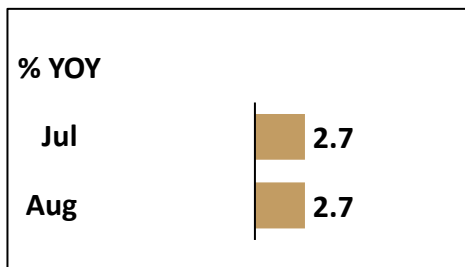
The fall in private transport prices was due to a steeper decline in car prices even as petrol prices rose at a slower pace.

Accommodation



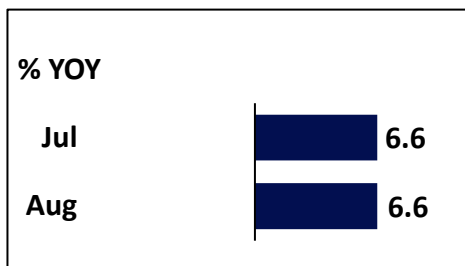
Accommodation inflation edged down as the rate of increase in housing rents slowed.

Food



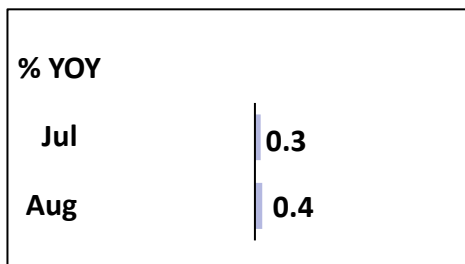
Food inflation was unchanged as an increase in non-cooked food inflation was offset by a fall in food services inflation.

Electricity & Gas



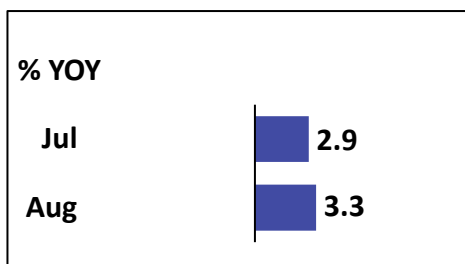
Electricity & gas inflation was unchanged as a smaller increase in electricity prices was offset by a larger increase in gas prices.

Retail & Other Goods



Retail & other goods inflation edged up due to a larger increase in the price of household durables.

Services



Services inflation rose as holiday expenses picked up more strongly while airfares recorded smaller declines.

Outlook

Global energy prices have fallen in recent weeks, while the costs of Singapore's imported intermediate and final manufactured goods have continued to be on a broad decline. Despite services inflation experiencing some volatility, due mainly to overseas travel services, it remains on a moderating trend and should ease further over the rest of 2024. Meanwhile, the gradually strengthening S\$ trade-weighted exchange rate should continue to temper Singapore's imported inflation.

On the domestic front, increases in unit labour costs have slowed in tandem with the cooling labour market. Nonetheless, businesses are likely to continue passing through the earlier increases in labour costs to consumer prices, albeit at a reduced pace.

All in, MAS Core Inflation is expected to stay on a gradual moderating trend over the rest of the quarter and step down further in Q4 2024.

Private transport inflation is expected to moderate from last year due to the larger projected COE supply this year. Accommodation inflation should also continue to ease as the supply of housing units available for rental increases over the course of the year.

For 2024 as a whole, core inflation is projected to average 2.5–3.5%, while CPI-All Items inflation should average 2.0–3.0%. Excluding the transitory effects of the 1%-point increase in the GST rate to 9%, both core and CPI-All Items inflation are expected to come in at 1.5–2.5%.

Risks to the inflation outlook remain. Domestically, stronger-than-expected labour market conditions could lead to a re-acceleration of wage growth. Fresh geopolitical shocks, adverse weather events and renewed transportation disruptions around the world could put upward pressure on global energy and food commodity prices, as well as shipping costs. Conversely, an unexpected weakening in the global economy could induce a greater easing of cost and price pressures.

MONETARY AUTHORITY OF SINGAPORE

MINISTRY OF TRADE AND INDUSTRY

23 September 2024

Annex: Price Indicators

CPI-All Items

The CPI is commonly used as a measure of consumer price changes in the economy. It tracks the change in prices of a fixed basket of consumption goods and services commonly purchased by the general resident households over time.

The CPI covers only consumption expenditure incurred by resident households. It excludes non-consumption expenditures such as purchases of houses, shares and other financial assets and income taxes etc.

The CPI-All Items provides a comprehensive overview of the prices of consumer goods and services. Nevertheless, useful information can also be revealed by complementary CPI series derived by excluding specific items in the All Items basket. For example, two other CPI series reported on a monthly basis are the CPI less imputed rentals on owner-occupied accommodation and the MAS Core Inflation.

MAS Core Inflation

The Monetary Authority of Singapore (MAS) monitors a core inflation measure that excludes the components of “Accommodation” and “Private Transport”. These items are excluded as they tend to be significantly influenced by supply-side administrative policies and are volatile. Core inflation is meant to capture the generalised and persistent price changes that are driven by underlying demand conditions. It thus provides useful information for monetary policy which has the objective of ensuring price stability in the medium term.

CPI less imputed rentals on owner-occupied accommodation

Accommodation, one of the groups in the Housing & Utilities expenditure division, comprises “rented and owner-occupied accommodation”, as well as “housing maintenance & repairs”.

A significant share of the Accommodation group is “owner-occupied accommodation (OOA)” cost, which reflects the costs to homeowners of utilising the flow of services provided by their homes over an extended period of time. Given that the cost of using housing services is not directly observed for homeowners, it is computed based on the imputed rental concept under the rental equivalence method, i.e., proxied by market rentals. As for the CPI for “housing maintenance & repairs”, it takes into account the rebates for service & conservancy charges (S&CC) disbursed to households living in HDB flats in the applicable months.

Imputed rentals have no impact on the cash expenditures of most households in Singapore as they already own their homes, while the inclusion of S&CC rebates results in some volatility in the monthly CPI. As such, the CPI for “All Items less accommodation” and “All Items less

imputed rentals on owner-occupied accommodation” are compiled and published as additional indicators. For “All Items less imputed rentals on owner-occupied accommodation”, actual rentals paid on rented units are still included in the measure.

CPI Statistics

Detailed CPI statistics can be found in the Department of Statistics’ release titled “Singapore Consumer Price Index for August 2024”. This release also contains further information on the various price indicators published.

<https://www.singstat.gov.sg/whats-new/latest-news/cpi-highlights>

MAS Core Inflation

A detailed review of MAS Core Inflation can be found in “A Review of the Core Inflation Measure for Singapore”.

<https://www.mas.gov.sg/->

[/media/MAS/resource/publications/staff_papers/StaffPaperNo51.pdf](https://www.mas.gov.sg/media/MAS/resource/publications/staff_papers/StaffPaperNo51.pdf)

Table A.1
Consumer Price Index of Key Categories
Index (2019=100)

	All Items	MAS Core	CPI Less Accommodation	CPI Less OOA	Food	Services	Retail & Other Goods	Electricity & Gas	Private Transport	Accommodation
Weights	10,000	6,582	7,803	8,250	2,110	3,173	1,111	188	1,221	2,197
2023 Aug	114.303	109.465	114.845	114.685	115.479	107.829	101.874	114.415	143.849	112.378
Sep	114.880	109.602	115.495	115.312	115.649	108.146	101.423	114.664	147.267	112.694
Oct	115.111	110.033	116.226	115.521	115.855	108.610	101.832	117.147	149.612	111.151
Nov	114.910	110.154	115.369	115.223	116.248	108.809	101.242	117.157	143.478	113.281
Dec	115.343	110.866	115.844	115.684	116.340	110.241	101.191	117.168	142.681	113.562
2024 Jan	114.572	111.531	115.728	114.686	117.532	110.226	102.236	121.122	138.351	110.467
Feb	115.772	112.086	116.232	116.091	118.136	110.746	102.857	121.371	138.576	114.140
Mar	115.662	111.821	116.025	115.904	117.639	110.610	102.535	121.853	138.687	114.373
Apr	115.764	112.219	116.916	115.976	117.839	110.855	103.827	121.752	142.238	111.671
May	116.574	112.340	117.081	116.918	118.332	110.913	103.437	121.756	142.640	114.773
Jun	116.323	112.299	116.711	116.573	118.361	111.190	102.366	121.686	140.493	114.946
Jul	116.028	112.162	116.736	116.166	118.368	110.897	102.315	122.007	141.392	113.515
Aug	116.829	112.457	117.153	117.101	118.553	111.391	102.321	121.944	142.466	115.679

Note: For more information on the CPI items in the “Services” and “Retail & Other Goods” categories in this report, please refer to “MAS Core Inflation and Notes to Selected CPI Categories”. <https://www.mas.gov.sg/statistics>

Table A.2
YOY Inflation for Key CPI Categories

	All Items	MAS Core	CPI Less Accommodation	CPI Less OOA	Food	Services	Retail & Other Goods	Electricity & Gas	Private Transport	Accommodation
Weights	10,000	6,582	7,803	8,250	2,110	3,173	1,111	188	1,221	2,197
2023 Aug	4.0	3.4	3.9	3.9	4.8	3.1	2.0	-1.4	6.3	4.4
Sep	4.1	3.0	4.1	4.1	4.3	3.1	0.9	-1.4	8.5	4.3
Oct	4.7	3.3	4.9	4.9	4.1	3.4	1.6	1.8	11.7	4.2
Nov	3.6	3.2	3.4	3.4	4.0	3.5	1.0	1.5	4.2	4.1
Dec	3.7	3.3	3.6	3.7	3.7	3.9	1.1	1.3	5.0	4.1
2024 Jan	2.9	3.1	3.0	2.6	3.3	3.3	1.4	5.3	2.9	2.1
Feb	3.4	3.6	3.2	3.2	3.8	4.2	1.2	5.2	1.4	3.9
Mar	2.7	3.1	2.5	2.5	3.0	3.9	0.7	4.8	-0.3	3.7
Apr	2.7	3.1	2.5	2.6	2.8	3.5	1.6	7.6	0.3	3.5
May	3.1	3.1	3.1	3.1	2.8	3.6	1.5	6.9	2.8	3.4
Jun	2.4	2.9	2.2	2.3	2.8	3.4	0.5	6.9	-0.7	3.3
Jul	2.4	2.5	2.2	2.3	2.7	2.9	0.3	6.6	0.9	3.1
Aug	2.2	2.7	2.0	2.1	2.7	3.3	0.4	6.6	-1.0	2.9