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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 26, 2005

PAGE 1  
000 A000000 06/30/2005  
000 C000000 0001157842  
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000 I000000 6.1  
000 J000000 A  
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND INC  
001 B000000 811-010481  
001 C000000 2128323232  
002 A000000 757 THIRD AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
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007 C011000 10  
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008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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010 C010001 NEW YORK  
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010 A000002 STATE STREET CORPORATION  
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010 C010002 BOSTON  
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010 C030002 02110  
012 A000001 COMPUTERSHARE  
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012 A000002 THE BANK OF NEW YORK  
012 B000002 85-05006  
012 C010002 NEW YORK  
012 C020002 NY

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012 C030002 10007  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
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014 A000001 COHEN & STEERS SECURITIES, LLC  
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019 C000000 COHENSTEER  
020 A000001 GOLDMAN SACHS & CO.  
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020 C000001 32  
020 A000002 BANC AMERICA SECURITY LLC MONTGOMERY  
020 B000002 56-2058405  
020 C000002 28  
020 A000003 JEFFERIES & COMPANY INC.  
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020 A000004 LEHMAN BROTHERS INC.  
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020 A000005 WACHOVIA CAPITAL MARKETS LLC  
020 B000005 54-0796506  
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020 A000006 LEGG MASON WOOD WALKER INC.  
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020 A000007 MERRILL LYNCH PIERCE FENNER  
020 B000007 13-5674085  
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020 A000008 GREEN STREET ADVISORS  
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020 C000008 21  
020 A000009 CREDIT SUISSE FIRST BOSTON CORP.  
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020 A000010 UBS SECURITIES LLC  
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022 A000003 CITIGROUP GLOBAL MARKETS INC  
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SIGNATURE ADAM DERECHIN  
TITLE VICE PRESIDENT