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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
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 N
000 H000000 N
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
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007 C011000 10
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
008 C000001 801-27721
008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
010 B000001 801-27721
010 C010001 NEW YORK
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010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
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010 C030002 02110
012 A000001 COMPUTERSHARE
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012 C010001 CANTON
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012 B000002 85-05006
012 C010002 NEW YORK
012 C020002 NY

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012 C030002 10007
013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY
013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
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015 C010001 BOSTON
015 C020001 MA
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019 C000000 COHENSTEER
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020 B000002 56-2058405
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020 A000003 JEFFERIES & COMPANY INC.
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020 A000007 MERRILL LYNCH PIERCE FENNER
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020 A000008 GREEN STREET ADVISORS
020 B000008 33-0275837
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020 A000009 CREDIT SUISSE FIRST BOSTON CORP.
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020 A000010 UBS SECURITIES LLC
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022 B000002 13-2655998
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022 A000003 CITIGROUP GLOBAL MARKETS INC
022 B000003 11-2418191
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086 F010000 0
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087 A010000 COMMON STOCK
087 A020000 19247L106
087 A030000 RQI
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088 B000000 N
088 C000000 N
088 D000000 Y
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT