

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 29, 2007

PAGE 1  
000 A000000 06/30/2007  
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 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
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  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 THE BANK OF NEW YORK  
012 B000001 85-05006  
012 C010001 NEW YORK  
012 C020001 NY  
012 C030001 10286  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
013 B020001 NY  
013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

015 A000002 ERSTE BANK DER OESTERREICHISCHEN SPARKASSEN  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 E040002 X  
015 A000003 HSBC AUSTRALIA  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG AMSTERDAM  
015 B000004 S  
015 C010004 AMSTERDAM  
015 D010004 NETHERLANDS  
015 E040004 X  
015 A000005 STATE STREET TRUST COMPANY CANADA  
015 B000005 S  
015 C010005 TORONTO  
015 D010005 CANADA  
015 E040005 X  
015 A000006 UBS AG  
015 B000006 S  
015 C010006 ZURICH  
015 D010006 SWITZERLAND  
015 E040006 X  
015 A000007 DEUTSCHE BANK AG  
015 B000007 S  
015 C010007 ESCHBORN  
015 D010007 GERMANY  
015 D020007 D-65760  
015 E040007 X  
015 A000008 DEUTSCHE BANK (SPAIN)  
015 B000008 S  
015 C010008 BARCELONA  
015 D010008 SPAIN  
015 E040008 X  
015 A000009 EUROCLEAR  
015 B000009 S  
015 C010009 BRUSSELS  
015 D010009 BELGIUM  
015 E040009 X  
015 A000010 SEB FINLAND  
015 B000010 S  
015 C010010 HELSINKI  
015 D010010 FINLAND  
PAGE 3  
015 E040010 X  
015 A000011 DEUTSCHE BANK AG  
015 B000011 S  
015 C010011 AMSTERDAM  
015 D010011 NETHERLANDS  
015 E040011 X  
015 A000012 STATE STREET BANK & TRUST CO.  
015 B000012 S  
015 C010012 EDINBURGH  
015 D010012 SCOTLAND  
015 E040012 X  
015 A000013 STANDARD CHARTED BANK (HONG KONG) LTD.  
015 B000013 S  
015 C010013 KWUN TONG  
015 D010013 HONG KONG  
015 E040013 X

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

015 A000014 DEUTSCHE BANK S.p.A  
015 B000014 S  
015 C010014 MILAN  
015 D010014 ITALY  
015 E040014 X  
015 A000015 MIZUHO CORPORATE BANK LTD  
015 B000015 S  
015 C010015 TOKYO  
015 D010015 JAPAN  
015 E040015 X  
015 A000016 DEUTSCHE BANK AG  
015 B000016 S  
015 C010016 AMSTERDAM  
015 D010016 NETHERLANDS  
015 E040016 X  
015 A000017 HSBC BANK AUCKLAND  
015 B000017 S  
015 C010017 AUCKLAND  
015 D010017 NEW ZEALAND  
015 E040017 X  
015 A000018 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000018 S  
015 C010018 STOCKHOLM  
015 D010018 SWEDEN  
015 E040018 X  
015 A000019 DBS BANK LIMITED  
015 B000019 S  
015 C010019 SINGAPORE  
015 D010019 SINGAPORE  
015 E040019 X  
018 000000 Y  
019 A000000 Y  
019 B000000 21  
019 C000000 COHENSTEER  
020 A000001 CITIGROUP GLOBAL MARKETS INC.  
PAGE 4  
020 B000001 11-2418191  
020 C000001 25  
020 A000002 JEFFERIES & COMPANY, INC.  
020 B000002 95-2622900  
020 C000002 23  
020 A000003 UBS SECURITIES LLC  
020 B000003 13-3873456  
020 C000003 22  
020 A000004 DEUTSCHE BANK SECURITIES LLC  
020 B000004 13-2730828  
020 C000004 22  
020 A000005 WACHOVIA SECURITIES, INC.  
020 B000005 54-0796506  
020 C000005 20  
020 A000006 MERRILL LYNCH, PIERCE, FENNER & SMITH, INC.  
020 B000006 13-5674085  
020 C000006 17  
020 A000007 STIFEL NICOLAUS & CO. INC.  
020 B000007 43-0538770  
020 C000007 16  
020 A000008 JPMORGAN CHASE SECURITIES INC.  
020 B000008 13-3224016  
020 C000008 15  
020 A000009 BANC AMERICA SECURITY LLC MONTGOMERY  
020 B000009 56-2058405  
020 C000009 13

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

020 A000010 MACQUAIRE BANK LTD.  
020 B000010 98-0141094  
020 C000010 13  
021 000000 314  
022 A000001 STATE STREET BANK + TRUST CO  
022 B000001 04-1867445  
022 C000001 2486829  
022 D000001 0  
023 C000000 2486829  
023 D000000 0  
024 000000 N  
026 A000000 N  
026 B000000 Y  
026 C000000 Y  
026 D000000 Y  
026 E000000 N  
026 F000000 N  
026 G010000 N  
026 G020000 N  
026 H000000 N  
027 000000 N  
028 A010000 0  
028 A020000 0  
028 A030000 0  
028 A040000 0  
PAGE 5  
028 B010000 0  
028 B020000 0  
028 B030000 0  
028 B040000 0  
028 C010000 0  
028 C020000 0  
028 C030000 0  
028 C040000 0  
028 D010000 0  
028 D020000 0  
028 D030000 0  
028 D040000 0  
028 E010000 0  
028 E020000 0  
028 E030000 0  
028 E040000 0  
028 F010000 0  
028 F020000 0  
028 F030000 0  
028 F040000 0  
028 G010000 0  
028 G020000 0  
028 G030000 0  
028 G040000 0  
028 H000000 0  
030 A000000 0  
030 B000000 0.00  
030 C000000 0.00  
031 A000000 0  
031 B000000 0  
032 000000 0  
033 000000 0  
035 000000 0  
036 B000000 0  
038 000000 0  
042 A000000 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

042	B000000	0
042	C000000	0
042	D000000	0
042	E000000	0
042	F000000	0
042	G000000	0
042	H000000	0
043	000000	0
044	000000	0
045	000000	Y
046	000000	N
047	000000	Y
048	000000	0.850
048	A010000	0
048	A020000	0.000
	PAGE	6
048	B010000	0
048	B020000	0.000
048	C010000	0
048	C020000	0.000
048	D010000	0
048	D020000	0.000
048	E010000	0
048	E020000	0.000
048	F010000	0
048	F020000	0.000
048	G010000	0
048	G020000	0.000
048	H010000	0
048	H020000	0.000
048	I010000	0
048	I020000	0.000
048	J010000	0
048	J020000	0.000
048	K010000	0
048	K020000	0.000
049	000000	N
050	000000	N
051	000000	N
052	000000	N
053	A000000	Y
053	B000000	Y
053	C000000	N
054	A000000	Y
054	B000000	Y
054	C000000	N
054	D000000	N
054	E000000	N
054	F000000	N
054	G000000	Y
054	H000000	Y
054	I000000	N
054	J000000	Y
054	K000000	N
054	L000000	N
054	M000000	Y
054	N000000	N
054	O000000	N
055	A000000	N
055	B000000	N
056	000000	Y
057	000000	N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

058 A000000 N  
059 000000 Y  
060 A000000 N  
060 B000000 N  
061 000000 0  
PAGE 7  
062 A000000 N  
062 B000000 0.0  
062 C000000 0.0  
062 D000000 0.0  
062 E000000 0.0  
062 F000000 0.0  
062 G000000 0.0  
062 H000000 0.0  
062 I000000 0.0  
062 J000000 0.0  
062 K000000 0.0  
062 L000000 0.0  
062 M000000 0.0  
062 N000000 0.0  
062 O000000 0.0  
062 P000000 0.0  
062 Q000000 0.0  
062 R000000 0.0  
063 A000000 0  
063 B000000 0.0  
066 A000000 Y  
066 B000000 N  
066 C000000 N  
066 D000000 N  
066 E000000 N  
066 F000000 Y  
066 G000000 N  
067 000000 N  
068 A000000 N  
068 B000000 N  
069 000000 N  
070 A010000 Y  
070 A020000 N  
070 B010000 Y  
070 B020000 N  
070 C010000 N  
070 C020000 N  
070 D010000 Y  
070 D020000 N  
070 E010000 N  
070 E020000 N  
070 F010000 Y  
070 F020000 N  
070 G010000 Y  
070 G020000 N  
070 H010000 Y  
070 H020000 N  
070 I010000 N  
070 I020000 N  
070 J010000 Y  
070 J020000 N  
PAGE 8  
070 K010000 Y  
070 K020000 N  
070 L010000 Y  
070 L020000 Y

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

070	M010000	Y	
070	M020000	Y	
070	N010000	Y	
070	N020000	N	
070	O010000	Y	
070	O020000	N	
070	P010000	Y	
070	P020000	N	
070	Q010000	N	
070	Q020000	N	
070	R010000	Y	
070	R020000	N	
071	A000000		218389
071	B000000		238704
071	C000000		1410176
071	D000000		15
072	A000000	6	
072	B000000		765
072	C000000		23967
072	D000000		0
072	E000000		0
072	F000000		6026
072	G000000		239
072	H000000		0
072	I000000		9
072	J000000		76
072	K000000		0
072	L000000		134
072	M000000		32
072	N000000		0
072	O000000		0
072	P000000		0
072	Q000000		0
072	R000000		49
072	S000000		8
072	T000000		0
072	U000000		0
072	V000000		0
072	W000000		597
072	X000000		7170
072	Y000000		1843
072	Z000000		19405
072AA	000000		81078
072BB	000000		765
072CC	010000		0
072CC	020000		166806
072DD	010000		45589
	PAGE	9	
072DD	020000		0
072EE	000000		0
073	A010000		0.8900
073	A020000		0.0000
073	B000000		0.0000
073	C000000		0.0000
074	A000000		234
074	B000000		0
074	C000000		40677
074	D000000		11710
074	E000000		275401
074	F000000		1007170
074	G000000		0
074	H000000		0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

074	I000000	0
074	J000000	434
074	K000000	0
074	L000000	5652
074	M000000	2618
074	N000000	1343896
074	O000000	24591
074	P000000	682
074	Q000000	0
074	R010000	0
074	R020000	0
074	R030000	0
074	R040000	2005
074	S000000	434000
074	T000000	882618
074	U010000	38856
074	U020000	0
074	V010000	22.72
074	V020000	0.00
074	W000000	0.0000
074	X000000	125
074	Y000000	10193
075	A000000	0
075	B000000	995704
076	000000	20.85
077	A000000	Y
077	B000000	N
077	C000000	Y
077	D000000	N
077	E000000	N
077	F000000	N
077	G000000	N
077	H000000	N
077	I000000	N
077	J000000	N
077	K000000	N
077	L000000	N
	PAGE	10
077	M000000	N
077	N000000	N
077	O000000	N
077	P000000	N
078	000000	N
080	C000000	0
081	B000000	0
082	B000000	0
083	B000000	0
084	B000000	0
086	A010000	0
086	A020000	0
086	B010000	0
086	B020000	0
086	C010000	0
086	C020000	0
086	D010000	0
086	D020000	0
086	E010000	0
086	E020000	0
086	F010000	0
086	F020000	0
087	A010000	COMMON STOCK
087	A020000	19247L106



Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

087 A030000 RQI

088 A000000 N

088 B000000 N

088 C000000 N

088 D000000 Y

SIGNATURE LESTER LAY

TITLE VICE PRESIDENT