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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 13, 2002

PAGE 1  
000 A000000 06/30/2002  
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  
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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 STATE STREET CORPORATION  
010 B000001 85-05003  
010 C010001 BOSTON  
010 C020001 MA  
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013 A000001 PRICEWATERHOUSECOOPERS  
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013 B010001 NEW YORK  
013 B020001 NY  
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014 A000001 COHEN & STEERS SECURITIES, INC.  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION

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020 A000001 JEFFERIES & CO  
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020 C000002 92  
020 A000003 RAYMOND JAMES AND ASSOCIATES  
020 B000003 59-1237041  
020 C000003 83  
020 A000004 LEHMAN BROTHERS, INC.  
020 B000004 13-2518466  
020 C000004 76  
020 A000005 MORGAN STANLEY CO. INC.  
020 B000005 13-2655998  
020 C000005 75  
020 A000006 GREEN STREET ADVISORS INC.  
020 C000006 47  
020 A000007 BANCAMERICA SECURITY LLC MONT.  
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020 B000009 13-5674085  
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021 000000 872  
022 A000001 MERRILL LYNCH PIERCE FENNER  
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022 A000002 JEFFERIES & CO., INC.  
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PAGE 3  
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022 A000003 RAYMOND JAMES AND ASSOC.  
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022 A000005 LEHMAN BROTHERS, INC.  
022 B000005 13-2518466  
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022 A000006 BEAR STEARNS  
022 B000006 13-3299429  
022 C000006 36467

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PAGE 4

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054 H000000 Y  
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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 D000000 Y  
SIGNATURE ADAM DERECHIN  
TITLE VICE PRESIDENT