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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
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002 D010000 10017
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010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
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014 A000001 COHEN & STEERS SECURITIES, LLC
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020 A000003 JEFFERIES & COMPANY INC.
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020 A000008 GREEN STREET ADVISORS
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022 B000002 13-2655998
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022 B000003 11-2418191
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087 A010000 COMMON STOCK
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087 A030000 RQI
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SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT