

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

February 29, 2008

PAGE 1  
000 B000000 12/31/2007  
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  
001 B000000 811-10481  
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 Bank of New York Mellon  
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

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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  
015 B000004 S  
015 C010004 BRUSSELS  
015 D010004 BELGIUM  
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 FRANKFURT  
015 D010007 GERMANY  
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  
015 E040010 X

PAGE 3

015 A000011 DEUTSCHE BANK A.G.  
015 B000011 S  
015 C010011 PARIS  
015 D010011 FRANCE  
015 D020011 1017 CA  
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 CHARTERED BANK  
015 B000013 S  
015 C010013 HONG KONG  
015 D010013 HONG KONG  
015 E040013 X

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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  
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019 A000000 Y  
019 B000000 22  
019 C000000 COHENSTEER  
020 A000001 MERRILL LYNCH, PIERCE, FENNER & SMITH, INC.  
PAGE 4  
020 B000001 13-5674085  
020 C000001 54  
020 A000002 UBS SECURITIES LLC  
020 B000002 13-3873456  
020 C000002 51  
020 A000003 WACHOVIA SECURITIES, INC.  
020 B000003 54-0796506  
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020 A000004 CITIGROUP GLOBAL MARKETS INC.  
020 B000004 11-2418191  
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020 A000005 LEHMAN BROTHERS INC.  
020 B000005 13-2518466  
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020 A000006 JEFFERIES & COMPANY, INC.  
020 B000006 95-2622900  
020 C000006 37  
020 A000007 BANC AMERICA SECURITY LLC MONTGOMERY  
020 B000007 56-2058405  
020 C000007 35  
020 A000008 DEUTSCHE BANK SECURITIES LLC  
020 B000008 13-2730828  
020 C000008 32  
020 A000009 JPMORGAN CHASE SECURITIES INC.  
020 B000009 13-3224016  
020 C000009 30

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020 A000010 STIFEL NICOLAUS & CO. INC.  
020 B000010 43-0538770  
020 C000010 29  
021 000000 659  
022 A000001 STATE STREET BANK + TRUST CO  
022 B000001 04-1867445  
022 C000001 4995718  
022 D000001 0  
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023 D000000 0  
024 000000 Y  
025 A000001 STATE STREET BANK & TRUST CO.  
025 B000001 04-1867445  
025 C000001 D  
025 D000001 35890  
026 A000000 N  
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027 000000 N

PAGE 5

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058 A000000 N  
PAGE 7  
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PAGE 8  
070 I010000 N  
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070 J010000 Y  
070 J020000 Y

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077	Q010000	Y
077	Q020000	N
077	Q030000	N
078	000000	N
080	A000000	ST PAUL FIRE AND MARINE INSURANCE CO.
080	C000000	11550
081	A000000	Y
081	B000000	10
082	A000000	Y
082	B000000	25
083	A000000	N
083	B000000	0
084	A000000	N
084	B000000	0
085	A000000	Y
085	B000000	N



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086 A010000	29
086 A020000	621
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086 E020000	0
086 F010000	0
086 F020000	0
087 A010000	COMMON STOCK
087 A020000	19247L106
087 A030000	RQI
088 A000000	N
088 B000000	N
088 C000000	N
088 D000000	Y
SIGNATURE	LESTER LAY
TITLE	VICE PRESIDENT