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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

February 25, 2003

PAGE 1  
000 B000000 12/31/2002  
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  
002 C000000 NY  
002 D010000 10017  
003 000000 Y  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
007 C010200 2  
007 C010300 3  
007 C010400 4  
007 C010500 5  
007 C010600 6  
007 C010700 7  
007 C010800 8  
007 C010900 9  
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 STATE STREET CORPORATION  
010 B000001 85-05003  
010 C010001 BOSTON  
010 C020001 MA  
010 C030001 02110  
010 C040001 8200  
012 A000001 STATE STREET CORPORATION  
012 B000001 85-05003  
012 C010001 BOSTON  
012 C020001 MA  
012 C030001 02110  
012 C040001 8200  
013 A000001 PRICEWATERHOUSECOOPERS, LLC  
PAGE 2  
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

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015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02110  
015 C040001 8200  
015 E010001 X  
018 000000 Y  
019 A000000 Y  
019 B000000 8  
019 C000000 COHENSTEER  
020 A000001 JEFFERIES & CO  
020 B000001 95-2622900  
020 C000001 238  
020 A000002 LEHMAN BROTHERS INC.  
020 B000002 13-2518466  
020 C000002 131  
020 A000003 LEGG MASON WOOD WALKER  
020 B000003 13-5659485  
020 C000003 107  
020 A000004 RAYMOND JAMES AND ASSOC.  
020 B000004 59-1237041  
020 C000004 85  
020 A000005 MORGAN STANLEY CO. INC.  
020 B000005 13-2655998  
020 C000005 80  
020 A000006 GREEN STREET ADVISORS INC.  
020 C000006 78  
020 A000007 BANCAMERICA SECURITY LLC MONT.  
020 B000007 95-4035346  
020 C000007 64  
020 A000008 MERRILL LYNCH PIERCE FENNER  
020 B000008 13-5674085  
020 C000008 63  
020 A000009 FIRST UNION CAPITAL MARKETS  
020 B000009 56-1529080  
020 C000009 58  
020 A000010 CREDIT SUISSE FIRST BOSTON CORP.  
020 B000010 13-5659485  
020 C000010 40  
021 000000 1213  
022 A000001 MERRILL LYNCH PIERCE FENNER  
022 B000001 13-5674085  
022 C000001 122565  
022 D000001 1224  
022 A000002 JEFFERIES & CO., INC.  
PAGE 3  
022 B000002 95-2622900  
022 C000002 90033  
022 D000002 9466  
022 A000003 RAYMOND JAMES AND ASSOC.  
022 B000003 59-1237041  
022 C000003 70406  
022 D000003 886  
022 A000004 LEHMAN BROTHERS, INC.  
022 B000004 13-2518466  
022 C000004 47063  
022 D000004 12756  
022 A000005 LEGG MASON WOOD WALKER  
022 B000005 13-5659485  
022 C000005 45314  
022 D000005 2799  
022 A000006 B TRADE SERVICES

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|     |         |                                  |
|-----|---------|----------------------------------|
| 022 | C000006 | 39268                            |
| 022 | D000006 | 6958                             |
| 022 | A000007 | BEAR STEARNS SECURITIES          |
| 022 | B000007 | 13-3299429                       |
| 022 | C000007 | 36821                            |
| 022 | D000007 | 5637                             |
| 022 | A000008 | MORGAN STANLEY CO. INC.          |
| 022 | B000008 | 13-2655998                       |
| 022 | C000008 | 38928                            |
| 022 | D000008 | 518                              |
| 022 | A000009 | GREEN STREET ADVISORS INC.       |
| 022 | C000009 | 27441                            |
| 022 | D000009 | 4142                             |
| 022 | A000010 | BANC AMERICA SECURITY LLC. MONT. |
| 022 | B000010 | 95-4035346                       |
| 022 | C000010 | 21449                            |
| 022 | D000010 | 8774                             |
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| 023 | D000000 | 88394                            |
| 024 | 000000  | N                                |
| 025 | D000001 | 0                                |
| 025 | D000002 | 0                                |
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| 026 | D000000 | Y                                |
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| 026 | G010000 | N                                |
|     | PAGE    | 4                                |
| 026 | G020000 | N                                |
| 026 | H000000 | N                                |
| 027 | 000000  | N                                |
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| 028 | A020000 | 0                                |
| 028 | A030000 | 0                                |
| 028 | A040000 | 0                                |
| 028 | B010000 | 0                                |
| 028 | B020000 | 0                                |
| 028 | B030000 | 0                                |
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| 028 | C010000 | 0                                |
| 028 | C020000 | 0                                |
| 028 | C030000 | 0                                |
| 028 | C040000 | 0                                |
| 028 | D010000 | 0                                |
| 028 | D020000 | 0                                |
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| 028 | E010000 | 0                                |
| 028 | E020000 | 0                                |
| 028 | E030000 | 0                                |
| 028 | E040000 | 0                                |
| 028 | F010000 | 0                                |
| 028 | F020000 | 0                                |
| 028 | F030000 | 0                                |

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|     |         |       |
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| 028 | G010000 | 0     |
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| 028 | G030000 | 0     |
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| 030 | C000000 | 0.00  |
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| 031 | B000000 | 0     |
| 032 | 000000  | 0     |
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| 042 | C000000 | 0     |
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| 042 | G000000 | 0     |
| 042 | H000000 | 0     |
| 043 | 000000  | 0     |
|     | PAGE 5  |       |
| 044 | 000000  | 0     |
| 045 | 000000  | Y     |
| 046 | 000000  | N     |
| 047 | 000000  | Y     |
| 048 | 000000  | 0.530 |
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| 048 | J010000 | 0     |
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| 052 | 000000  | N     |
| 053 | A000000 | N     |
| 054 | A000000 | Y     |
| 054 | B000000 | Y     |
| 054 | C000000 | N     |
| 054 | D000000 | N     |

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054 E000000 N  
054 F000000 N  
054 G000000 N  
054 H000000 Y  
054 I000000 N  
054 J000000 Y  
054 K000000 N  
054 L000000 N  
054 M000000 Y  
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056 000000 Y  
057 000000 N  
PAGE 6  
058 A000000 N  
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068 B000000 N  
069 000000 N  
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070 B010000 N  
070 B020000 N  
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070 C020000 N  
070 D010000 N  
070 D020000 N  
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070 E020000 N

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070 F010000 N  
070 F020000 N  
070 G010000 N  
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PAGE 7  
070 H020000 N  
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072 B000000 833  
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072 F000000 5597  
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072 K000000 0  
072 L000000 103  
072 M000000 39  
072 N000000 0  
072 O000000 0  
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072 Q000000 0  
072 R000000 106  
072 S000000 16  
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072 U000000 0  
072 V000000 0  
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072 X000000 11888  
072 Y000000 2107  
072 Z000000 42419  
PAGE 8  
072AA000000 3066  
072BB000000 5425  
072CC010000 0  
072CC020000 45943

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|             |                                       |
|-------------|---------------------------------------|
| 072DD010000 | 40322                                 |
| 072DD020000 | 0                                     |
| 072EE000000 | 0                                     |
| 073 A010000 | 0.7300                                |
| 073 A020000 | 0.0000                                |
| 073 B000000 | 0.0900                                |
| 073 C000000 | 0.2300                                |
| 074 A000000 | 1                                     |
| 074 B000000 | 0                                     |
| 074 C000000 | 4842                                  |
| 074 D000000 | 0                                     |
| 074 E000000 | 210474                                |
| 074 F000000 | 591453                                |
| 074 G000000 | 0                                     |
| 074 H000000 | 0                                     |
| 074 I000000 | 0                                     |
| 074 J000000 | 29                                    |
| 074 K000000 | 0                                     |
| 074 L000000 | 5592                                  |
| 074 M000000 | 30                                    |
| 074 N000000 | 812421                                |
| 074 O000000 | 376                                   |
| 074 P000000 | 354                                   |
| 074 Q000000 | 0                                     |
| 074 R010000 | 0                                     |
| 074 R020000 | 0                                     |
| 074 R030000 | 0                                     |
| 074 R040000 | 299739                                |
| 074 S000000 | 0                                     |
| 074 T000000 | 511952                                |
| 074 U010000 | 38636                                 |
| 074 U020000 | 0                                     |
| 074 V010000 | 13.25                                 |
| 074 V020000 | 0.00                                  |
| 074 W000000 | 0.0000                                |
| 074 X000000 | 110                                   |
| 074 Y000000 | 0                                     |
| 075 A000000 | 0                                     |
| 075 B000000 | 535761                                |
| 076 000000  | 13.05                                 |
| 077 A000000 | Y                                     |
| 077 B000000 | Y                                     |
| 078 000000  | N                                     |
| 080 A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
| 080 C000000 | 5975                                  |
| 081 A000000 | Y                                     |
| 081 B000000 | 7                                     |
|             | PAGE 9                                |
| 082 A000000 | Y                                     |
| 082 B000000 | 5                                     |
| 083 A000000 | N                                     |
| 083 B000000 | 0                                     |
| 084 A000000 | N                                     |
| 084 B000000 | 0                                     |
| 085 A000000 | Y                                     |
| 085 B000000 | N                                     |
| 086 A010000 | 38382                                 |
| 086 A020000 | 35153                                 |
| 086 B010000 | 0                                     |
| 086 B020000 | 0                                     |
| 086 C010000 | 11                                    |
| 086 C020000 | 276639                                |

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|           |                |              |
|-----------|----------------|--------------|
| 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    |
| 087       | A030000        | RQI          |
| 088       | A000000        | N            |
| 088       | B000000        | N            |
| 088       | C000000        | N            |
| 088       | D000000        | Y            |
| SIGNATURE | ADAM DERECHIN  |              |
| TITLE     | VICE PRESIDENT |              |