

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B/A

March 02, 2006

PAGE 1
000 B000000 12/31/2005
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 Y
000 H000000 N
000 I000000 6.1
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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
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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 COHEN & STEERS CAPITAL MANAGEMENT, INC.
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010 A000002 STATE STREET CORPORATION
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010 C030002 02110
012 A000001 THE BANK OF NEW YORK
012 B000001 85-05006
012 C010001 NEW YORK
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012 A000002 DELETE
013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY

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 020 B000010 11-2418191
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022 A000001 STATE STREET CORP
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087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	