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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 25, 2006

PAGE 1  
000 A000000 06/30/2006  
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000 D000000 N  
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001 B000000 811-010481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
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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 C010002 BOSTON  
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012 A000001 THE BANK OF NEW YORK  
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012 C020001 NY  
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012 A000002 DELETE  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
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020 A000001 LEHMAN BROTHERS INC.  
020 B000001 13-2518466  
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020 A000002 JEFFERIES & COMPANY INC.  
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020 A000005 MERRILL LYNCH PIERCE FENNER  
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020 A000007 BANC AMERICA SECURITY LLC MONTGOMERY  
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020 A000008 STIFEL NICOLAUS & CO INC.  
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020 A000010 ISI GROUP INC.  
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	

