

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
018 000000 Y
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
020 C000003 48
020 A000004 CITIGROUP GLOBAL MARKETS INC.
020 B000004 11-2418191
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020 A000005 LEHMAN BROTHERS INC.
020 B000005 13-2518466
020 C000005 43
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
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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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026 D000000 Y
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026 F000000 N
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026 G020000 N
026 H000000 N
027 000000 N

PAGE 5

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PAGE 7
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PAGE 8
070 I010000 N
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077	Q030000	N
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080	C000000	11550
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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 A020000	621
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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	LESTER LAY
TITLE	VICE PRESIDENT