

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 28, 2008

PAGE 1  
000 A000000 06/30/2008  
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 Jersey City  
012 C020001 NJ  
012 C030001 07310  
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 HSBC AUSTRALIA  
015 B000002 S  
015 C010002 SYDNEY  
015 D010002 AUSTRALIA  
015 E040002 X  
015 A000003 DEUTSCHE BANK  
015 B000003 S  
015 C010003 BRUSSELS  
015 D010003 BELGIUM  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 FRANKFURT  
015 D010004 GERMANY  
015 E040004 X  
015 A000005 DEUTSCHE BANK (SPAIN)  
015 B000005 S  
015 C010005 BARCELONA  
015 D010005 SPAIN  
015 E040005 X  
015 A000006 SEB FINLAND  
015 B000006 S  
015 C010006 HELSINKI  
015 D010006 FINLAND  
015 E040006 X  
015 A000007 DEUTSCHE BANK A.G.  
015 B000007 S  
015 C010007 PARIS  
015 D010007 FRANCE  
015 D020007 1017 CA  
015 E040007 X  
015 A000008 STANDARD CHARTERED BANK  
015 B000008 S  
015 C010008 HONG KONG  
015 D010008 HONG KONG  
015 E040008 X  
015 A000009 DEUTSCHE BANK S.p.A  
015 B000009 S  
015 C010009 MILAN  
015 D010009 ITALY  
015 E040009 X  
015 A000010 MIZUHO CORPORATE BANK LTD  
015 B000010 S  
015 C010010 TOKYO  
015 D010010 JAPAN  
PAGE 3  
015 E040010 X  
015 A000011 DEUTSCHE BANK AG  
015 B000011 S  
015 C010011 AMSTERDAM  
015 D010011 NETHERLANDS  
015 E040011 X  
015 A000012 HSBC BANK AUCKLAND  
015 B000012 S  
015 C010012 AUCKLAND  
015 D010012 NEW ZEALAND  
015 E040012 X  
015 A000013 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000013 S  
015 C010013 STOCKHOLM  
015 D010013 SWEDEN  
015 E040013 X

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015 A000014 BANK AUSTRIA CREDITANSTALT AG  
015 B000014 S  
015 C010014 VIENNA  
015 D010014 AUSTRIA  
015 E040014 X  
015 A000015 STATE STREET CORPORATION  
015 B000015 S  
015 C010015 TORONTO  
015 D010015 CANADA  
015 E040015 X  
015 A000016 SKANDINAVINSKA ENSKILDA BANKEN  
015 B000016 S  
015 C010016 COPENHAGEN  
015 D010016 DENMARK  
015 E040016 X  
015 A000017 CLEARSTREAM BANKING  
015 B000017 S  
015 C010017 LUXEMBOURG  
015 D010017 LUXEMBOURG  
015 E040017 X  
015 A000018 CREDIT SUISSE  
015 B000018 S  
015 C010018 ZURICH  
015 D010018 SWITZERLAND  
015 E040018 X  
015 A000019 STATE STREET BANK LONDON  
015 B000019 S  
015 C010019 LONDON  
015 D010019 UNITED KINGDOM  
015 E040019 X  
015 A000020 SEB NORWAY  
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015 C010020 OSLO  
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015 E040020 X  
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015 A000021 DBS BANK LIMITED  
015 B000021 S  
015 C010021 SINGAPORE  
015 D010021 SINGAPORE  
015 E040021 X  
018 000000 Y  
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020 A000001 MERRILL LYNCH, PIERCE, FENNER & SMITH, INC.  
020 B000001 13-5674085  
020 C000001 16  
020 A000002 UBS SECURITIES LLC  
020 B000002 13-3873456  
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020 A000003 STIFEL NICOLAUS & CO. INC.  
020 B000003 43-0538770  
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020 A000004 ISI Group, Inc.  
020 B000004 13-3599877  
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020 A000005 JEFFERIES & COMPANY, INC.  
020 B000005 95-2622900  
020 C000005 9  
020 A000006 GREEN STREET ADVISORS  
020 B000006 33-0275837

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020 C000006 9  
020 A000007 LEHMAN BROTHERS INC.  
020 B000007 13-2518466  
020 C000007 7  
020 A000008 CREDIT SUISSE FIRST BOSTON  
020 B000008 13-5659485  
020 C000008 6  
020 A000009 ASSENT LLC  
020 B000009 74-3086513  
020 C000009 5  
020 A000010 CITIGROUP GLOBAL MARKETS INC.  
020 B000010 11-2418191  
020 C000010 3  
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022 A000001 STATE STREET BANK + TRUST CO  
022 B000001 04-1867445  
022 C000001 3818796  
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023 D000000 0  
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025 A000001 CITIGROUP GLOBAL  
025 B000001 11-2418191  
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025 D000001 4759  
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025 A000002 LEHMAN BROTHERS HOLDINGS, INC.  
025 B000002 13-2518466  
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PAGE 8  
070 B010000 Y  
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077 N000000	N
077 O000000	N
077 P000000	N
077 Q010000	Y
077 Q020000	N



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087	A020000	19247L106	
087	A030000	RQI	
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088	D000000	Y	
SIGNATURE	LESTER LAY		
TITLE	VICE PRESIDENT		