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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2005

PAGE 1
000 B000000 12/31/2004
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
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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
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007 C010900 9
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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.
010 B000001 801-27721
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010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
010 C020002 MA
010 C030002 02110
012 A000001 EQUISERVE TRUST COMPANY
012 B000001 85-11340
012 C010001 CANTON
PAGE 2
012 C020001 MA
012 C030001 02021
012 A000002 THE BANK OF NEW YORK
012 B000002 85-05006
012 C010002 NEW YORK
012 C020002 NY

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012 C030002 10007
 013 A000001 PRICEWATERHOUSECOOPERS, LLP
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 014 A000001 COHEN & STEERS SECURITIES, LLC
 014 B000001 8-00
 015 A000001 STATE STREET CORPORATION
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 015 C010001 BOSTON
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 020 A000001 JEFFERIES COMPANY INC.
 020 B000001 95-2622900
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 020 A000002 LEHMAN BROTHERS INC.
 020 B000002 13-2518466
 020 C000002 14
 020 A000003 WACHOVIA SECURITIES, LLC
 020 B000003 54-0796506
 020 C000003 13
 020 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.
 020 B000004 13-5674085
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 020 A000005 GREEN STREET ADVISORS
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 020 A000006 UBS SECURITIES LLC
 020 B000006 13-3873456
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 020 A000007 DEUTSCHE BANK SECURITIES INC.
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 020 A000008 BANC/AMERICA SECUR.LLC MONTGOMERY DIV
 020 B000008 56-2058405
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 020 A000009 CITIGROUP GLOBAL MARKETS INC.
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 020 A000010 INSTITUTIONAL DIRECT INC.
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 022 A000001 STATE STREET CORP
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 022 A000002 JEFFERIES COMPANY INC.
 022 B000002 95-2622900
 022 C000002 18047
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 022 A000003 WACHOVIA SECURITIES, LLC
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 022 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.
 022 B000004 13-5674085
 022 C000004 5633

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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