

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-B  
February 25, 2004

PAGE 1  
000 B000000 12/31/2003  
000 C000000 0001157842  
000 D000000 N  
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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  
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007 C010700 7  
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
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010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
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012 A000001 EQUISERVE TRUST COMPANY  
012 B000001 85-11340  
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012 C020001 MA  
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012 A000002 THE BANK OF NEW YORK  
012 B000002 85-05006  
012 C010002 NEW YORK  
012 C020002 NY

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012 C030002 10286  
013 A000001 PRICewaterHOUSECOOPERS, LLP  
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014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
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019 C000000 COHENSTEER  
020 A000001 LEGG MASON WOOD WALKER, INC.  
020 B000001 52-0902557  
020 C000001 93  
020 A000002 MERRILL LYNCH & CO., INC.  
020 B000002 13-5674085  
020 C000002 91  
020 A000003 LEHMAN BROTHERS, INC.  
020 B000003 13-2518466  
020 C000003 77  
020 A000004 JEFFERIES & CO., INC.  
020 B000004 95-2622900  
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020 A000005 WACHOVIA SECURITIES INC.  
020 B000005 54-0796506  
020 C000005 50  
020 A000006 GREEN STREET ADVISORS  
020 C000006 34  
020 A000007 MORGAN STANLEY CO., INC.  
020 B000007 13-3224016  
020 C000007 28  
020 A000008 REYNDERS, GRAY & CO., INC.  
020 B000008 13-2942212  
020 C000008 25  
020 A000009 BANC AMERICA SECURITY LLC.  
020 B000009 56-2058405  
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020 A000010 B TRADE SERVICES  
PAGE 3  
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021 000000 652  
022 A000001 MERRILL LYNCH & CO., INC.  
022 B000001 13-5674085  
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022 A000002 LEGG MASON WOOD WALKER, INC.  
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022 A000004 JEFFERIES & CO., INC.  
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	