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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 13, 2002

PAGE 1
000 A000000 06/30/2002
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 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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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 STATE STREET CORPORATION
010 B000001 85-05003
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013 A000001 PRICEWATERHOUSECOOPERS
PAGE 2
013 B010001 NEW YORK
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014 A000001 COHEN & STEERS SECURITIES, INC.
014 B000001 8-00
015 A000001 STATE STREET CORPORATION

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019 C000000 COHENSTEER
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020 A000003 RAYMOND JAMES AND ASSOCIATES
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020 C000003 83
020 A000004 LEHMAN BROTHERS, INC.
020 B000004 13-2518466
020 C000004 76
020 A000005 MORGAN STANLEY CO. INC.
020 B000005 13-2655998
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020 C000008 36
020 A000009 MERRILL LYNCH PIERCE FENNER
020 B000009 13-5674085
020 C000009 32
020 A000010 B TRADE SERVICES
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022 A000002 JEFFERIES & CO., INC.
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PAGE 3
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022 A000003 RAYMOND JAMES AND ASSOC.
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022 A000006 BEAR STEARNS
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086 F010000 0
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087 A010000 COMMON STOCK
087 A020000 19247L106
087 A030000 RQI
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088 C000000 N
088 D000000 Y
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT