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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 26, 2004

PAGE 1
000 A000000 06/30/2004
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
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001 B000000 811-010481
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
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013 A000001 PRICewaterhouseCOOPERS, LLP
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019 C000000 COHENSTEER
020 A000001 MERRILL LYNCH PIERCE FENNER
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020 A000003 JEFFERIES & CO., INC.
020 B000003 95-2622900
020 C000003 6
020 A000004 UBS INVESTMENT BANK
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020 C000004 6
020 A000005 LEHMAN BROTHERS, INC.
020 B000005 13-2518466
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020 A000006 ISI GROUP INC.
020 C000006 4
020 A000007 BANC AMERICA SECURITY LLC MONT
020 B000007 56-2058405
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020 A000008 BEAR STEARNS
020 B000008 13-2655998
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087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	