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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 26, 2005

PAGE 1  
000 A000000 06/30/2005  
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000 I000000 6.1  
000 J000000 A  
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001 B000000 811-010481  
001 C000000 2128323232  
002 A000000 757 THIRD AVENUE  
002 B000000 NEW YORK  
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008 D020001 NY  
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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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020 A000003 JEFFERIES & COMPANY INC.  
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020 A000005 WACHOVIA CAPITAL MARKETS LLC  
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SIGNATURE ADAM DERECHIN  
TITLE VICE PRESIDENT