

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B/A

March 02, 2006

PAGE 1
000 B000000 12/31/2005
000 C000000 0001157842
000 D000000 N
000 E000000 NF
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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 280 PARK AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
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007 C010900 9
007 C011000 10
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
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012 A000001 THE BANK OF NEW YORK
012 B000001 85-05006
012 C010001 NEW YORK
PAGE 2
012 C020001 NY
012 C030001 10286
012 A000002 DELETE
013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY

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013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
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019 C000000 COHENSTEER
020 A000001 JEFFERIES COMPANY INC.
020 B000001 95-2622900
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020 A000002 GOLDMAN SACHS + CO
020 B000002 13-5108880
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020 A000003 LEGG MASON WOOD WALKER INC.
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020 A000004 BANC AMERICA SECURITY LLC MONTGOMERY
020 B000004 56-2058405
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020 A000005 UBS SECURITIES LLC
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020 A000006 MERRILL LYNCH PIERCE FENNER
020 B000006 13-5674085
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020 A000007 LEHMAN BROTHERS INC.
020 B000007 13-2518466
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020 A000008 GREEN STREET ADVISORS
020 B000008 33-0275837
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020 A000009 WACHOVIA CAPITAL MARKETS LLC
020 B000009 54-0796506
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020 A000010 CITIGROUP GLOBAL MARKETS INC.
020 B000010 11-2418191
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022 A000001 STATE STREET CORP
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022 A000003 DEUTSCHE BANK SECURITIES INC.
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022 A000005 CITIGROUP GLOBAL MARKETS INC.
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022 B000008 13-3224016
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087	A020000	19247L106
087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	