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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2005

PAGE 1
000 B000000 12/31/2004
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
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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007 B000000 0
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007 C010500 5
007 C010600 6
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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 COHEN & STEERS CAPITAL MANAGEMENT, INC.
010 B000001 801-27721
010 C010001 NEW YORK
010 C020001 NY
010 C030001 10017
010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
010 C020002 MA
010 C030002 02110
012 A000001 EQUISERVE TRUST COMPANY
012 B000001 85-11340
012 C010001 CANTON
PAGE 2
012 C020001 MA
012 C030001 02021
012 A000002 THE BANK OF NEW YORK
012 B000002 85-05006
012 C010002 NEW YORK
012 C020002 NY

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012 C030002 10007
013 A000001 PRICewaterHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY
013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION
015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 12
019 C000000 COHENSTEER
020 A000001 JEFFERIES COMPANY INC.
020 B000001 95-2622900
020 C000001 15
020 A000002 LEHMAN BROTHERS INC.
020 B000002 13-2518466
020 C000002 14
020 A000003 WACHOVIA SECURITIES, LLC
020 B000003 54-0796506
020 C000003 13
020 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.
020 B000004 13-5674085
020 C000004 10
020 A000005 GREEN STREET ADVISORS
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020 A000006 UBS SECURITIES LLC
020 B000006 13-3873456
020 C000006 7
020 A000007 DEUTSCHE BANK SECURITIES INC.
020 B000007 13-2730828
020 C000007 6
020 A000008 BANC/AMERICA SECUR.LLC MONTGOMERY DIV
020 B000008 56-2058405
020 C000008 6
020 A000009 CITIGROUP GLOBAL MARKETS INC.
020 C000009 6
020 A000010 INSTITUTIONAL DIRECT INC.
020 C000010 5
PAGE 3
021 000000 123
022 A000001 STATE STREET CORP
022 B000001 04-1867445
022 C000001 3941979
022 D000001 0
022 A000002 JEFFERIES COMPANY INC.
022 B000002 95-2622900
022 C000002 18047
022 D000002 6960
022 A000003 WACHOVIA SECURITIES, LLC
022 B000003 54-0796506
022 C000003 15692
022 D000003 350
022 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.
022 B000004 13-5674085
022 C000004 5633

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| 022 | D000004 | 2266 |
| 022 | A000005 | LEHMAN BROTHERS INC. |
| 022 | B000005 | 13-2518466 |
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| 022 | A000006 | BANC/AMERICA SECUR.LLC MONTGOMERY DIV |
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| 048 | K010000 | 0 |
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| 049 | 000000 | N |
| 050 | 000000 | N |
| 051 | 000000 | N |

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052 000000 N
053 A000000 Y
053 B000000 Y
054 A000000 Y
054 B000000 Y
054 C000000 N
054 D000000 N
054 E000000 N
054 F000000 N
054 G000000 N
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054 I000000 N
054 J000000 Y
054 K000000 N
054 L000000 N
PAGE 6
054 M000000 Y
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054 O000000 N
055 A000000 N
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056 000000 Y
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066 F000000 Y
066 G000000 N
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068 A000000 N
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| | | | |
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| 070 | B020000 | N | |
| 070 | C010000 | N | |
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| 070 | N020000 | N | |
| 070 | O010000 | Y | |
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| 072 X000000 | 11392 |
| 072 Y000000 | 3534 |
| 072 Z000000 | 39246 |
| 072AA000000 | 8540 |
| 072BB000000 | 0 |
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| 074 R040000 | 9277 |
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| 074 T000000 | 874241 |
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PAGE 9

| | |
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| 080 A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
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085 B000000 N
086 A010000 0
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087 A010000 COMMON STOCK
087 A020000 19247L106
087 A030000 RQI
088 A000000 N
088 B000000 N
088 C000000 N
088 D000000 Y
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT