

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

February 25, 2004

PAGE 1
000 B000000 12/31/2003
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
003 000000 N
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
007 C010200 2
007 C010300 3
007 C010400 4
007 C010500 5
007 C010600 6
007 C010700 7
007 C010800 8
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
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

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

012 C030002 10286
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 9
019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER, INC.
020 B000001 52-0902557
020 C000001 93
020 A000002 MERRILL LYNCH & CO., INC.
020 B000002 13-5674085
020 C000002 91
020 A000003 LEHMAN BROTHERS, INC.
020 B000003 13-2518466
020 C000003 77
020 A000004 JEFFERIES & CO., INC.
020 B000004 95-2622900
020 C000004 60
020 A000005 WACHOVIA SECURITIES INC.
020 B000005 54-0796506
020 C000005 50
020 A000006 GREEN STREET ADVISORS
020 C000006 34
020 A000007 MORGAN STANLEY CO., INC.
020 B000007 13-3224016
020 C000007 28
020 A000008 REYNDERS, GRAY & CO., INC.
020 B000008 13-2942212
020 C000008 25
020 A000009 BANC AMERICA SECURITY LLC.
020 B000009 56-2058405
020 C000009 20
020 A000010 B TRADE SERVICES
PAGE 3
020 C000010 17
021 000000 652
022 A000001 MERRILL LYNCH & CO., INC.
022 B000001 13-5674085
022 C000001 30616
022 D000001 27591
022 A000002 LEGG MASON WOOD WALKER, INC.
022 B000002 52-0902557
022 C000002 17812
022 D000002 22736
022 A000003 LEHMAN BROTHERS, INC.
022 B000003 13-2518466
022 C000003 23604
022 D000003 16848
022 A000004 JEFFERIES & CO., INC.
022 B000004 95-2622900

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

022	C000004	17423
022	D000004	13598
022	A000005	WACHOVIA SECURITIES INC.
022	B000005	54-0796506
022	C000005	11809
022	D000005	12080
022	A000006	B TRADE SERVICES
022	C000006	11630
022	D000006	10960
022	A000007	ASSENT LLC.
022	C000007	11977
022	D000007	4612
022	A000008	GREEN STREET ADVISORS
022	C000008	8531
022	D000008	6864
022	A000009	MORGAN STANLEY CO., INC.
022	B000009	13-3224016
022	C000009	6451
022	D000009	6830
022	A000010	STATUS SECURITIES
022	C000010	9471
022	D000010	3404
023	C000000	237550
023	D000000	179575
024	000000	N
025	D000001	0
025	D000002	0
025	D000003	0
025	D000004	0
025	D000005	0
025	D000006	0
025	D000007	0
025	D000008	0
026	A000000	N
026	B000000	Y
	PAGE	4
026	C000000	Y
026	D000000	Y
026	E000000	N
026	F000000	N
026	G010000	N
026	G020000	N
026	H000000	N
027	000000	N
028	A010000	0
028	A020000	0
028	A030000	0
028	A040000	0
028	B010000	0
028	B020000	0
028	B030000	0
028	B040000	0
028	C010000	0
028	C020000	0
028	C030000	0
028	C040000	0
028	D010000	0
028	D020000	0
028	D030000	0
028	D040000	0
028	E010000	0
028	E020000	0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

028	E030000	0
028	E040000	0
028	F010000	0
028	F020000	0
028	F030000	0
028	F040000	0
028	G010000	0
028	G020000	0
028	G030000	0
028	G040000	0
028	H000000	0
030	A000000	0
030	B000000	0.00
030	C000000	0.00
031	A000000	0
031	B000000	0
032	000000	0
033	000000	0
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
042	C000000	0
042	D000000	0
	PAGE 5	
042	E000000	0
042	F000000	0
042	G000000	0
042	H000000	0
043	000000	0
044	000000	0
045	000000	Y
046	000000	N
047	000000	Y
048	000000	0.530
048	A010000	0
048	A020000	0.000
048	B010000	0
048	B020000	0.000
048	C010000	0
048	C020000	0.000
048	D010000	0
048	D020000	0.000
048	E010000	0
048	E020000	0.000
048	F010000	0
048	F020000	0.000
048	G010000	0
048	G020000	0.000
048	H010000	0
048	H020000	0.000
048	I010000	0
048	I020000	0.000
048	J010000	0
048	J020000	0.000
048	K010000	0
048	K020000	0.000
049	000000	N
050	000000	N
051	000000	N
052	000000	N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

053 A000000 N
054 A000000 Y
054 B000000 Y
054 C000000 N
054 D000000 N
054 E000000 N
054 F000000 N
054 G000000 N
054 H000000 Y
054 I000000 N
054 J000000 Y
054 K000000 N
054 L000000 N
054 M000000 Y
054 N000000 N
PAGE 6
054 O000000 N
055 A000000 N
055 B000000 N
056 000000 Y
057 000000 N
058 A000000 N
059 000000 Y
060 A000000 N
060 B000000 N
061 000000 0
062 A000000 N
062 B000000 0.0
062 C000000 0.0
062 D000000 0.0
062 E000000 0.0
062 F000000 0.0
062 G000000 0.0
062 H000000 0.0
062 I000000 0.0
062 J000000 0.0
062 K000000 0.0
062 L000000 0.0
062 M000000 0.0
062 N000000 0.0
062 O000000 0.0
062 P000000 0.0
062 Q000000 0.0
062 R000000 0.0
063 A000000 0
063 B000000 0.0
066 A000000 Y
066 B000000 N
066 C000000 N
066 D000000 N
066 E000000 N
066 F000000 Y
066 G000000 N
067 000000 N
068 A000000 N
068 B000000 N
069 000000 N
070 A010000 N
070 A020000 N
070 B010000 N
070 B020000 N
070 C010000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

070 C020000 N
070 D010000 N
070 D020000 N
070 E010000 N
070 E020000 N
PAGE 7
070 F010000 N
070 F020000 N
070 G010000 N
070 G020000 N
070 H010000 N
070 H020000 N
070 I010000 N
070 I020000 N
070 J010000 Y
070 J020000 Y
070 K010000 Y
070 K020000 N
070 L010000 Y
070 L020000 N
070 M010000 N
070 M020000 N
070 N010000 N
070 N020000 N
070 O010000 Y
070 O020000 N
070 P010000 N
070 P020000 N
070 Q010000 N
070 Q020000 N
070 R010000 N
070 R020000 N
071 A000000 237550
071 B000000 179575
071 C000000 875522
071 D000000 21
072 A000000 12
072 B000000 126
072 C000000 46451
072 D000000 0
072 E000000 0
072 F000000 7499
072 G000000 341
072 H000000 0
072 I000000 22
072 J000000 86
072 K000000 0
072 L000000 213
072 M000000 42
072 N000000 0
072 O000000 0
072 P000000 0
072 Q000000 0
072 R000000 66
072 S000000 36
072 T000000 744
072 U000000 0
PAGE 8
072 V000000 0
072 W000000 142
072 X000000 9191
072 Y000000 2823

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

072	Z000000	40209
072	AA000000	22220
072	BB000000	13681
072	CC010000	212315
072	CC020000	0
072	DD010000	32005
072	DD020000	0
072	EE000000	16910
073	A010000	0.8300
073	A020000	0.0000
073	B000000	0.4400
073	C000000	0.2600
074	A000000	0
074	B000000	0
074	C000000	6606
074	D000000	0
074	E000000	233500
074	F000000	826350
074	G000000	0
074	H000000	0
074	I000000	0
074	J000000	295
074	K000000	0
074	L000000	6906
074	M000000	170
074	N000000	1073826
074	O000000	1400
074	P000000	468
074	Q000000	0
074	R010000	0
074	R020000	0
074	R030000	0
074	R040000	15874
074	S000000	340000
074	T000000	716084
074	U010000	38856
074	U020000	0
074	V010000	18.43
074	V020000	0.00
074	W000000	0.0000
074	X000000	116
074	Y000000	0
075	A000000	0
075	B000000	882269
076	000000	17.85
077	A000000	Y
077	B000000	Y
	PAGE	9
077	Q010000	Y
078	000000	N
080	A000000	NATIONAL UNION FIRE INSURANCE COMPANY
080	C000000	8225
081	A000000	Y
081	B000000	8
082	A000000	Y
082	B000000	10
083	A000000	N
083	B000000	0
084	A000000	N
084	B000000	0
085	A000000	Y
085	B000000	N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

086	A010000	220
086	A020000	3038
086	B010000	0
086	B020000	0
086	C010000	2
086	C020000	59064
086	D010000	0
086	D020000	0
086	E010000	0
086	E020000	0
086	F010000	0
086	F020000	0
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	