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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 25, 2006

PAGE 1
000 A000000 06/30/2006
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 280 PARK AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 N
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005 000000 N
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007 C010600 6
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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.
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010 C010001 NEW YORK
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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
014 B000001 8-00
015 A000001 STATE STREET CORPORATION
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015 C020001 MA
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019 B000000 19
019 C000000 COHENSTEER
020 A000001 LEHMAN BROTHERS INC.
020 B000001 13-2518466
020 C000001 37
020 A000002 JEFFERIES & COMPANY INC.
020 B000002 95-2622900
020 C000002 33
020 A000003 BEAR STEARNS SECURITIES CORP
020 B000003 13-3299429
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020 A000004 UBS SECURITIES LLC
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020 A000006 WACHOVIA CAPITAL MARKETS LLC
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020 B000007 56-2058405
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020 A000008 STIFEL NICOLAUS & CO INC.
020 B000008 43-0538770
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020 A000009 CITIGROUP GLOBAL MARKETS INC.
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020 A000010 ISI GROUP INC.
020 B000010 13-3599877
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PAGE 3

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055 B000000 N
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057 000000 N
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PAGE 7
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PAGE 8
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| 088 | D000000 | Y |
| SIGNATURE | ADAM DERECHIN | |
| TITLE | VICE PRESIDENT | |

