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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  
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000 E000000 NF  
000 F000000 Y  
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000 H000000 N  
000 I000000 6.1  
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001 B000000 811-010481  
001 C000000 2128323232  
002 A000000 757 THIRD AVENUE  
002 B000000 NEW YORK  
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010 A000002 STATE STREET CORPORATION  
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012 A000001 EQUISERVE TRUST COMPANY  
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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 A000002 LEHMAN BROTHERS INC.  
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020 A000003 WACHOVIA SECURITIES, LLC  
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020 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.  
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020 A000005 GREEN STREET ADVISORS  
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020 A000006 UBS SECURITIES LLC  
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020 A000009 CITIGROUP GLOBAL MARKETS INC.  
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022 A000001 STATE STREET CORP  
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087	A030000	RQI	
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088	D000000	Y	
SIGNATURE	ADAM DERECHIN		
TITLE	VICE PRESIDENT		