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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 26, 2004

PAGE 1  
000 A000000 06/30/2004  
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  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
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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

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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 MERRILL LYNCH PIERCE FENNER  
020 B000001 13-5674085  
020 C000001 8  
020 A000002 GREEN STREET ADVISORS  
020 C000002 8  
020 A000003 JEFFERIES & CO., INC.  
020 B000003 95-2622900  
020 C000003 6  
020 A000004 UBS INVESTMENT BANK  
020 B000004 13-3873456  
020 C000004 6  
020 A000005 LEHMAN BROTHERS, INC.  
020 B000005 13-2518466  
020 C000005 4  
020 A000006 ISI GROUP INC.  
020 C000006 4  
020 A000007 BANC AMERICA SECURITY LLC MONT  
020 B000007 56-2058405  
020 C000007 4  
020 A000008 BEAR STEARNS  
020 B000008 13-2655998  
020 C000008 4  
020 A000009 STATUS SECURITIES  
020 C000009 3  
020 A000010 GOLDMAN SACHS  
020 B000010 13-5108880  
020 C000010 3  
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021 000000 66  
022 A000001 STATE STREET CORP  
022 C000001 754323  
022 D000001 0  
022 A000002 MERRILL LYNCH  
022 B000002 13-5674085  
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022 A000003 JEFFERIES & CO.  
022 B000003 95-2622900  
022 C000003 2241  
022 D000003 4550  
022 A000004 CITIGROUP GLOBAL MARKETS  
022 C000004 3035  
022 D000004 596  
022 A000005 LEHMAN BROTHERS

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| 022 | A000007 | GREEN STREET ADVISORS   |   |
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| 022 | A000008 | BANC AMERICA SECURITIES |   |
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| 022 | C000009 | 434                     |   |
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| 022 | A000010 | ASSENT LLC              |   |
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054 B000000 Y  
054 C000000 N  
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054 E000000 N  
054 F000000 N  
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054 H000000 Y  
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070 B010000 Y  
070 B020000 N  
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070 C020000 N  
070 D010000 Y

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070 D020000 N  
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 072 X000000 5481  
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 072 Z000000 21512  
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| 072CC020000 | 0                                     |
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| 072DD020000 | 0                                     |
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| 075 B000000 | 1061451                               |
| 076 000000  | 16.70                                 |
| 077 A000000 | N                                     |
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| 080 A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
| 080 C000000 | 11825                                 |
| PAGE 9      |                                       |
| 081 A000000 | Y                                     |
| 081 B000000 | 14                                    |
| 082 A000000 | Y                                     |
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| 086 A010000 | 0                                     |
| 086 A020000 | 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 |              |