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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
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
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010 A000002 STATE STREET CORPORATION
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PAGE 2
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012 C020002 NY

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013 A000001 PRICewaterHOUSECOOPERS, LLP
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014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
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020 C000002 14
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 A000007 DEUTSCHE BANK SECURITIES INC.
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020 A000008 BANC/AMERICA SECUR.LLC MONTGOMERY DIV
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020 A000009 CITIGROUP GLOBAL MARKETS INC.
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020 A000010 INSTITUTIONAL DIRECT INC.
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022 A000002 JEFFERIES COMPANY INC.
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022 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.
022 B000004 13-5674085
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087	A030000	RQI	
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088	D000000	Y	
SIGNATURE	ADAM DERECHIN		
TITLE	VICE PRESIDENT		