

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-Q
May 25, 2012

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM N-Q

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-10481

Cohen & Steers Quality Income Realty Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue

New York, NY
(Address of principal executive offices)

10017
(Zip code)

Tina M. Payne

280 Park Avenue

New York, NY 10017
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: March 31, 2012

Item 1. Schedule of Investments

Cohen & Steers Quality Income Realty Fund, Inc.

SCHEDULE OF INVESTMENTS

March 31, 2012 (Unaudited)

	Number of Shares	Value
COMMON STOCK REAL ESTATE 110.9%		
DIVERSIFIED 6.6%		
American Assets Trust (a),(b)	363,105	\$ 8,278,794
BGP Holdings PLC (EUR) (Australia)(c),(d),(e)	3,927,678	0
Vornado Realty Trust (a),(b)	821,859	69,200,528
		77,479,322
HEALTH CARE 11.7%		
HCP (a),(b)	1,459,435	57,589,305
Healthcare Realty Trust	192,191	4,228,202
Senior Housing Properties Trust (a),(b)	1,109,157	24,456,912
Ventas (a),(b)	873,272	49,863,831
		136,138,250
HOTEL 8.1%		
Hersha Hospitality Trust (a)	2,000,699	10,923,817
Hospitality Properties Trust (a),(b)	327,569	8,670,751
Host Hotels & Resorts (a),(b)	2,114,637	34,722,339
Hyatt Hotels Corp., Class A (a),(e)	536,642	22,925,346
RLJ Lodging Trust	236,590	4,407,672
Starwood Hotels & Resorts Worldwide	221,507	12,495,210
		94,145,135
INDUSTRIAL 6.2%		
First Industrial Realty Trust (a),(b),(e)	430,900	5,321,615
Prologis (a),(b)	1,857,768	66,916,803
		72,238,418

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	Number of Shares	Value
OFFICE 14.7%		
Alexandria Real Estate Equities	272,666	\$ 19,940,065
BioMed Realty Trust	98,116	1,862,242
Boston Properties (a),(b)	425,068	44,627,889
Brookfield Office Properties (Canada)	275,300	4,803,985
Douglas Emmett (a),(b)	360,746	8,228,616
Hudson Pacific Properties (f)	798,234	12,077,280
Kilroy Realty Corp. (a)	492,712	22,965,306
Liberty Property Trust (a),(b)	236,925	8,462,961
Mack-Cali Realty Corp. (a)	426,294	12,285,793
SL Green Realty Corp. (a),(b)	474,223	36,775,994
		172,030,131
RESIDENTIAL 23.0%		
APARTMENT 22.0%		
American Campus Communities	187,100	8,367,112
Apartment Investment & Management Co. (a),(b)	1,137,351	30,037,440
Associated Estates Realty Corp. (a),(b)	736,790	12,039,149
AvalonBay Communities (a),(b)	266,072	37,609,277
BRE Properties (a),(b)	122,039	6,169,072
Campus Crest Communities (a)	286,131	3,336,288
Education Realty Trust (a),(b)	1,115,761	12,094,849
Equity Residential (a),(b)	1,408,702	88,212,919
Essex Property Trust	127,087	19,254,951
Mid-America Apartment Communities	202,229	13,555,410
Post Properties (a)	66,984	3,138,870
UDR (a)	850,485	22,716,454
		256,531,791
MANUFACTURED HOME 1.0%		
Equity Lifestyle Properties (a)	173,289	12,085,175
TOTAL RESIDENTIAL		268,616,966

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	Number of Shares	Value
SELF STORAGE 7.3%		
CubeSmart (a)	1,826,638	\$ 21,736,992
Extra Space Storage	236,341	6,804,258
Public Storage (a),(b)	345,066	47,677,769
Sovran Self Storage	176,667	8,803,317
		85,022,336
SHOPPING CENTER 30.1%		
COMMUNITY CENTER 9.4%		
Acadia Realty Trust (a),(b)	564,429	12,722,230
Federal Realty Investment Trust (a),(b)	346,427	33,530,669
Kimco Realty Corp. (a),(b)	856,049	16,487,504
Ramco-Gershenson Properties Trust	405,938	4,960,562
Regency Centers Corp. (a),(b)	662,152	29,452,521
Tanger Factory Outlet Centers	414,200	12,314,166
		109,467,652
REGIONAL MALL 20.7%		
General Growth Properties (a),(b)	2,421,050	41,133,640
Simon Property Group (a),(b)	1,139,044	165,935,930
Taubman Centers	356,196	25,984,498
Westfield Group (Australia)	954,800	8,733,129