

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-Q
November 26, 2013

**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: September 30, 2013

Item 1. Schedule of Investments

COHEN & STEERS QUALITY INCOME REALTY FUND, INC.

SCHEDULE OF INVESTMENTS

September 30, 2013 (Unaudited)

	Number of Shares	Value
COMMON STOCK REAL ESTATE 114.6%		
DIVERSIFIED 11.0%		
American Assets Trust(a),(b)	387,981	\$ 11,837,300
BGP Holdings PLC (Australia) (EUR)(c),(d),(e)	3,927,678	0
Cousins Properties(a)	1,547,066	15,919,309
Duke Realty Corp.(a),(b)	1,387,700	21,426,088
Forest City Enterprises, Class A(a),(e)	396,494	7,509,596
Vornado Realty Trust(a),(b)	701,930	59,004,236
WP Carey(a)	218,422	14,131,904
		129,828,433
HEALTH CARE 13.6%		
Aviv REIT(a)	349,604	7,970,971
Emeritus Corp.(a),(e)	482,267	8,936,408
Health Care REIT(a),(b)	988,500	61,662,630
Healthcare Trust of America, Class A(a)	675,068	7,101,715
Ventas(a),(b)	1,206,172	74,179,578
		159,851,302
HOTEL 7.4%		
Hersha Hospitality Trust(a)	2,730,028	15,260,856
Host Hotels & Resorts(a),(b)	1,303,783	23,037,846
Hyatt Hotels Corp., Class A(a),(b),(e)	179,580	7,714,757
Pebblebrook Hotel Trust(a)	532,300	15,282,333
Strategic Hotels & Resorts Worldwide(a),(e)	1,685,235	14,627,840
Sunstone Hotel Investors	910,041	11,593,922
		87,517,554
INDUSTRIALS 7.6%		
DCT Industrial Trust(a)	721,315	5,186,255
First Industrial Realty Trust(a)	392,600	6,387,602
Prologis(a),(b)	2,002,268	75,325,322
STAG Industrial	100,484	2,021,738
		88,920,917
OFFICE 15.7%		
Boston Properties(a),(b)	534,744	57,164,134
Corporate Office Properties Trust(a)	695,028	16,055,147
Douglas Emmett(a)	828,297	19,440,130
Highwoods Properties(a)	504,900	17,828,019
Hudson Pacific Properties(a)	798,234	15,525,651
Mack-Cali Realty Corp.	329,903	7,238,072

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	Number of Shares	Value
Parkway Properties	551,648	\$ 9,802,785
SL Green Realty Corp.(a),(b)	467,144	41,501,073
		184,555,011
OFFICE/INDUSTRIAL 1.5%		
PS Business Parks(a)	232,667	17,361,612
RESIDENTIAL 18.8%		
APARTMENT 17.1%		
Apartment Investment & Management Co.(a),(b)	591,704	16,532,210
AvalonBay Communities(a),(b)	136,572	17,356,935
Colonial Properties Trust(a)	966,400	21,734,336
Education Realty Trust(a)	1,369,640	12,463,724
Equity Residential(a),(b)	1,265,002	67,766,157
Essex Property Trust(a)	164,552	24,304,330
Mid-America Apartment Communities	132,653	8,290,813
UDR(a),(b)	1,378,757	32,676,541
		201,125,046
MANUFACTURED HOME 1.7%		
Sun Communities	300,136	12,791,796
TRI Pointe Homes(e)	492,869	7,235,317
		20,027,113
TOTAL RESIDENTIAL		221,152,159
SELF STORAGE 7.7%		
CubeSmart(a),(b)	838,238	14,954,166
Extra Space Storage(a)	195,217	8,931,178
Public Storage(a),(b)	295,121	47,381,676
Sovran Self Storage	263,791	19,963,703
		91,230,723
SHOPPING CENTERS 30.2%		
COMMUNITY CENTER 10.6%		
DDR Corp.(a),(b)	1,364,341	21,433,797
Kimco Realty Corp.(a),(b)	1,778,714	35,894,449
Ramco-Gershenson Properties Trust	926,603	14,278,952
Regency Centers Corp.(a),(b)	515,720	24,935,062
Tanger Factory Outlet Centers	255,173	8,331,399
Weingarten Realty Investors	679,434	19,927,799
		124,801,458

**Number
of Shares**