

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2007

PAGE 1  
000 B000000 12/31/2006  
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 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
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 02111  
012 A000001 THE BANK OF NEW YORK  
012 B000001 85-05006  
012 C010001 NEW YORK  
PAGE 2  
012 C020001 NY  
012 C030001 10286  
012 A000002 DELETE  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
013 B020001 NY

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

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 02111  
015 C040001 8200  
015 E010001 X  
015 A000002 WESTPAC BANKING CORPORATION  
015 B000002 S  
015 C010002 SYDNEY  
015 D010002 AUSTRALIA  
015 E040002 X  
015 A000003 STATE STREET BANK & TRUST COMPANY  
015 B000003 S  
015 C010003 LONDON  
015 D010003 UNITED KINGDOM  
015 E040003 X  
015 A000004 DEUTSCHE BANK N.V.  
015 B000004 S  
015 C010004 AMSTERDAM  
015 D010004 NETHERLANDS  
015 E040004 X  
018 000000 Y  
019 A000000 Y  
019 B000000 20  
019 C000000 COHENSTEER  
020 A000001 LEHMAN BROTHERS INC.  
020 B000001 13-2518466  
020 C000001 65  
020 A000002 UBS SECURITIES LLC  
020 B000002 13-3873456  
020 C000002 52  
020 A000003 BEAR STEARNS SECURITIES CORP  
020 B000003 13-3299429  
020 C000003 48  
020 A000004 JEFFERIES & COMPANY INC.  
020 B000004 95-2622900  
020 C000004 46  
020 A000005 STIFEL NICOLAUS & CO INC.  
020 B000005 43-0538770  
020 C000005 36  
020 A000006 BANC AMERICA SECURITY LLC MONTGOMERY  
PAGE 3  
020 B000006 56-2058405  
020 C000006 34  
020 A000007 MERIILL LYNCH PIERCE FENNER  
020 B000007 13-5674085  
020 C000007 31  
020 A000008 WACHOVIA CAPITAL MARKETS LLC  
020 B000008 54-0796506  
020 C000008 31  
020 A000009 CITIGROUP GLOBAL MARKETS INC.  
020 B000009 11-2418191  
020 C000009 23  
020 A000010 DEUTSCHE BANK SECURITIES INC.  
020 B000010 13-2730828  
020 C000010 20  
021 000000 530  
022 A000001 STATE STREET BANK + TRUST CO

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

022	B000001	04-1867445	
022	C000001	6202352	
022	D000001		0
022	C000002		0
022	D000002		0
022	C000003		0
022	D000003		0
022	C000004		0
022	D000004		0
022	C000005		0
022	D000005		0
022	C000006		0
022	D000006		0
022	C000007		0
022	D000007		0
022	C000008		0
022	D000008		0
022	C000009		0
022	D000009		0
022	C000010		0
022	D000010		0
023	C000000	6202352	
023	D000000		0
024	000000	N	
025	D000001		0
025	D000002		0
025	D000003		0
025	D000004		0
025	D000005		0
025	D000006		0
025	D000007		0
025	D000008		0
026	A000000	N	
026	B000000	Y	
026	C000000	Y	
	PAGE	4	
026	D000000	Y	
026	E000000	N	
026	F000000	N	
026	G010000	N	
026	G020000	N	
026	H000000	N	
027	000000	N	
028	A010000		0
028	A020000		0
028	A030000		0
028	A040000		0
028	B010000		0
028	B020000		0
028	B030000		0
028	B040000		0
028	C010000		0
028	C020000		0
028	C030000		0
028	C040000		0
028	D010000		0
028	D020000		0
028	D030000		0
028	D040000		0
028	E010000		0
028	E020000		0
028	E030000		0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

028	E040000	0
028	F010000	0
028	F020000	0
028	F030000	0
028	F040000	0
028	G010000	0
028	G020000	0
028	G030000	0
028	G040000	0
028	H000000	0
030	A000000	0
030	B000000	0.00
030	C000000	0.00
031	A000000	0
031	B000000	0
032	000000	0
033	000000	0
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
042	C000000	0
042	D000000	0
042	E000000	0
	PAGE	5
042	F000000	0
042	G000000	0
042	H000000	0
043	000000	0
044	000000	0
045	000000	Y
046	000000	N
047	000000	Y
048	000000	0.850
048	A010000	0
048	A020000	0.000
048	B010000	0
048	B020000	0.000
048	C010000	0
048	C020000	0.000
048	D010000	0
048	D020000	0.000
048	E010000	0
048	E020000	0.000
048	F010000	0
048	F020000	0.000
048	G010000	0
048	G020000	0.000
048	H010000	0
048	H020000	0.000
048	I010000	0
048	I020000	0.000
048	J010000	0
048	J020000	0.000
048	K010000	0
048	K020000	0.000
049	000000	N
050	000000	N
051	000000	N
052	000000	N
053	A000000	Y

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

053 B000000 Y  
053 C000000 N  
054 A000000 Y  
054 B000000 Y  
054 C000000 N  
054 D000000 N  
054 E000000 N  
054 F000000 N  
054 G000000 N  
054 H000000 Y  
054 I000000 N  
054 J000000 Y  
054 K000000 N  
054 L000000 N  
054 M000000 Y  
PAGE 6  
054 N000000 N  
054 O000000 N  
055 A000000 N  
055 B000000 N  
056 000000 Y  
057 000000 N  
058 A000000 N  
059 000000 Y  
060 A000000 N  
060 B000000 N  
061 000000 0  
062 A000000 N  
062 B000000 0.0  
062 C000000 0.0  
062 D000000 0.0  
062 E000000 0.0  
062 F000000 0.0  
062 G000000 0.0  
062 H000000 0.0  
062 I000000 0.0  
062 J000000 0.0  
062 K000000 0.0  
062 L000000 0.0  
062 M000000 0.0  
062 N000000 0.0  
062 O000000 0.0  
062 P000000 0.0  
062 Q000000 0.0  
062 R000000 0.0  
063 A000000 0  
063 B000000 0.0  
066 A000000 Y  
066 B000000 N  
066 C000000 N  
066 D000000 N  
066 E000000 N  
066 F000000 Y  
066 G000000 N  
067 000000 N  
068 A000000 N  
068 B000000 N  
069 000000 N  
070 A010000 Y  
070 A020000 N  
070 B010000 Y  
070 B020000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

070 C010000 N  
070 C020000 N  
070 D010000 Y  
070 D020000 N  
070 E010000 N  
PAGE 7  
070 E020000 N  
070 F010000 Y  
070 F020000 N  
070 G010000 Y  
070 G020000 N  
070 H010000 Y  
070 H020000 N  
070 I010000 N  
070 I020000 N  
070 J010000 Y  
070 J020000 Y  
070 K010000 Y  
070 K020000 N  
070 L010000 Y  
070 L020000 Y  
070 M010000 Y  
070 M020000 Y  
070 N010000 Y  
070 N020000 N  
070 O010000 Y  
070 O020000 N  
070 P010000 Y  
070 P020000 N  
070 Q010000 N  
070 Q020000 N  
070 R010000 Y  
070 R020000 N  
071 A000000 242137  
071 B000000 316945  
071 C000000 1355827  
071 D000000 18  
072 A000000 12  
072 B000000 1051  
072 C000000 51070  
072 D000000 0  
072 E000000 0  
072 F000000 11703  
072 G000000 460  
072 H000000 0  
072 I000000 22  
072 J000000 111  
072 K000000 0  
072 L000000 145  
072 M000000 49  
072 N000000 0  
072 O000000 0  
072 P000000 0  
072 Q000000 0  
072 R000000 108  
072 S000000 28  
072 T000000 0  
PAGE 8  
072 U000000 0  
072 V000000 0  
072 W000000 1223  
072 X000000 13849

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

072	Y000000	4406
072	Z000000	42678
072AA	000000	104445
072BB	000000	0
072CC	010000	186093
072CC	020000	0
072DD	010000	43336
072DD	020000	0
072EE	000000	103670
073	A010000	0.9500
073	A020000	0.0000
073	B000000	2.3000
073	C000000	0.5600
074	A000000	0
074	B000000	0
074	C000000	13934
074	D000000	7606
074	E000000	279401
074	F000000	1134679
074	G000000	0
074	H000000	0
074	I000000	0
074	J000000	0
074	K000000	0
074	L000000	6274
074	M000000	2545
074	N000000	1444439
074	O000000	0
074	P000000	693
074	Q000000	0
074	R010000	0
074	R020000	0
074	R030000	0
074	R040000	14451
074	S000000	434000
074	T000000	995295
074	U010000	38856
074	U020000	0
074	V010000	25.61
074	V020000	0.00
074	W000000	0.0000
074	X000000	125
074	Y000000	8971
075	A000000	0
075	B000000	942833
076	000000	24.74
077	A000000	Y
	PAGE	9
077	B000000	Y
077	O000000	Y
078	000000	N
080	A000000	NATIONAL UNION FIRE INSURANCE COMPANY
080	C000000	15000
081	A000000	Y
081	B000000	21
082	A000000	N
082	B000000	0
083	A000000	N
083	B000000	0
084	A000000	N
084	B000000	0
085	A000000	Y

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

085 B000000 N  
086 A010000 0  
086 A020000 0  
086 B010000 0  
086 B020000 0  
086 C010000 0  
086 C020000 0  
086 D010000 0  
086 D020000 0  
086 E010000 0  
086 E020000 0  
086 F010000 0  
086 F020000 0  
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