

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

February 25, 2004

PAGE 1
000 B000000 12/31/2003
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
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005 000000 N
006 000000 N
007 A000000 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 10286
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 9
019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER, INC.
020 B000001 52-0902557
020 C000001 93
020 A000002 MERRILL LYNCH & CO., INC.
020 B000002 13-5674085
020 C000002 91
020 A000003 LEHMAN BROTHERS, INC.
020 B000003 13-2518466
020 C000003 77
020 A000004 JEFFERIES & CO., INC.
020 B000004 95-2622900
020 C000004 60
020 A000005 WACHOVIA SECURITIES INC.
020 B000005 54-0796506
020 C000005 50
020 A000006 GREEN STREET ADVISORS
020 C000006 34
020 A000007 MORGAN STANLEY CO., INC.
020 B000007 13-3224016
020 C000007 28
020 A000008 REYNDERS, GRAY & CO., INC.
020 B000008 13-2942212
020 C000008 25
020 A000009 BANC AMERICA SECURITY LLC.
020 B000009 56-2058405
020 C000009 20
020 A000010 B TRADE SERVICES
PAGE 3
020 C000010 17
021 000000 652
022 A000001 MERRILL LYNCH & CO., INC.
022 B000001 13-5674085
022 C000001 30616
022 D000001 27591
022 A000002 LEGG MASON WOOD WALKER, INC.
022 B000002 52-0902557
022 C000002 17812
022 D000002 22736
022 A000003 LEHMAN BROTHERS, INC.
022 B000003 13-2518466
022 C000003 23604
022 D000003 16848
022 A000004 JEFFERIES & CO., INC.
022 B000004 95-2622900

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| 022 | C000004 | 17423 |
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| 022 | A000005 | WACHOVIA SECURITIES INC. |
| 022 | B000005 | 54-0796506 |
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| 022 | A000006 | B TRADE SERVICES |
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| 022 | A000007 | ASSENT LLC. |
| 022 | C000007 | 11977 |
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| 022 | A000008 | GREEN STREET ADVISORS |
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| 022 | A000009 | MORGAN STANLEY CO., INC. |
| 022 | B000009 | 13-3224016 |
| 022 | C000009 | 6451 |
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| 022 | A000010 | STATUS SECURITIES |
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053 A000000 N
054 A000000 Y
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054 C000000 N
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069 000000 N
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070 B010000 N
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070 C010000 N

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070 C020000 N
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 PAGE 7
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 072 W000000 142
 072 X000000 9191
 072 Y000000 2823

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| 072 | Z000000 | 40209 |
| 072AA | 0000000 | 22220 |
| 072BB | 0000000 | 13681 |
| 072CC | 010000 | 212315 |
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| 074 | L000000 | 6906 |
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| 074 | N000000 | 1073826 |
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| | PAGE | 9 |
| 077 | Q010000 | Y |
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| 080 | C000000 | 8225 |
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| 081 | B000000 | 8 |
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| 084 | B000000 | 0 |
| 085 | A000000 | Y |
| 085 | B000000 | N |

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| 086 | A010000 | 220 |
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| 087 | A030000 | RQI |
| 088 | A000000 | N |
| 088 | B000000 | N |
| 088 | C000000 | N |
| 088 | D000000 | Y |
| SIGNATURE | ADAM DERECHIN | |
| TITLE | VICE PRESIDENT | |