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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2006

PAGE 1
000 B000000 12/31/2005
000 C000000 0001157842
000 D000000 N
000 E000000 NF
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000 H000000 N
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001 B000000 811-010481
001 C000000 2128323232
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
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010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
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010 A000002 STATE STREET CORPORATION
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010 C010002 BOSTON
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013 A000001 PRICEWATERHOUSECOOPERS, LLP
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020 A000007 LEHMAN BROTHERS INC.
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022 A000004 WACHOVIA CAPITAL MARKETS LLC
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022 A000005 CITIGROUP GLOBAL MARKETS INC.
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087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	