

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form NSAR-B
February 27, 2009

PAGE 1
000 B000000 12/31/2008
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
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000 H000000 N
000 I000000 6.1
000 J000000 A
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND
001 B000000 811-10481
001 C000000 2128323232
002 A000000 280 PARK AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 N
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006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
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 Bank of New York Mellon
012 B000001 85-05006
012 C010001 Jersey City
012 C020001 NJ
012 C030001 07310
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
PAGE 2
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015 C010001 BOSTON
015 C020001 MA
015 C030001 02111
015 C040001 8200
015 E010001 X

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015 A000002 HSBC AUSTRALIA
015 B000002 S
015 C010002 SYDNEY
015 D010002 AUSTRALIA
015 E040002 X
015 A000003 DEUTSCHE BANK
015 B000003 S
015 C010003 BRUSSELS
015 D010003 BELGIUM
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015 A000004 DEUTSCHE BANK AG
015 B000004 S
015 C010004 FRANKFURT
015 D010004 GERMANY
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015 A000005 DEUTSCHE BANK (SPAIN)
015 B000005 S
015 C010005 BARCELONA
015 D010005 SPAIN
015 E040005 X
015 A000006 SEB FINLAND
015 B000006 S
015 C010006 HELSINKI
015 D010006 FINLAND
015 E040006 X
015 A000007 DEUTSCHE BANK A.G.
015 B000007 S
015 C010007 PARIS
015 D010007 FRANCE
015 D020007 1017 CA
015 E040007 X
015 A000008 STANDARD CHARTERED BANK
015 B000008 S
015 C010008 HONG KONG
015 D010008 HONG KONG
015 E040008 X
015 A000009 DEUTSCHE BANK S.p.A
015 B000009 S
015 C010009 MILAN
015 D010009 ITALY
015 E040009 X
015 A000010 MIZUHO CORPORATE BANK LTD
015 B000010 S
015 C010010 TOKYO
015 D010010 JAPAN
015 E040010 X
015 A000011 DEUTSCHE BANK AG
015 B000011 S
015 C010011 AMSTERDAM
015 D010011 NETHERLANDS
015 E040011 X
015 A000012 HSBC BANK AUCKLAND
015 B000012 S
015 C010012 AUCKLAND
015 D010012 NEW ZEALAND
015 E040012 X
015 A000013 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)
015 B000013 S
015 C010013 STOCKHOLM
015 D010013 SWEDEN
015 E040013 X

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015 A000014 UNICREDIT BANK AUSTRIA AG
015 B000014 S
015 C010014 VIENNA
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015 A000015 STATE STREET CORPORATION
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015 C010015 TORONTO
015 D010015 CANADA
015 E040015 X
015 A000016 SKANDINAVINSKA ENSKILDA BANKEN
015 B000016 S
015 C010016 COPENHAGEN
015 D010016 DENMARK
015 E040016 X
015 A000017 CLEARSTREAM BANKING
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015 C010017 LUXEMBOURG
015 D010017 LUXEMBOURG
015 E040017 X
015 A000018 CREDIT SUISSE
015 B000018 S
015 C010018 ZURICH
015 D010018 SWITZERLAND
015 E040018 X
015 A000019 STATE STREET BANK LONDON
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015 C010019 LONDON
015 D010019 UNITED KINGDOM
015 E040019 X
015 A000020 SEB NORWAY
015 B000020 S
015 C010020 OSLO
015 D010020 NORWAY
015 E040020 X
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015 A000021 DBS BANK LIMITED
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020 A000001 CREDIT SUISSE SECURITIES (USA) LLC
020 B000001 13-5659485
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020 A000002 JEFFERIES & COMPANY, INC.
020 B000002 95-2622900
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020 A000003 MERRILL LYNCH & CO.
020 B000003 13-5674085
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020 A000004 JPMORGAN CHASE & CO.
020 B000004 13-3224016
020 C000004 58
020 A000005 GOLDMAN SACHS & CO.
020 B000005 13-5108880
020 C000005 43
020 A000006 MORGAN STANLEY
020 B000006 13-2655998

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020 C000006 38
020 A000007 WARBURG DILLON READ
020 B000007 13-3873456
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020 A000008 STIFEL NICOLAUS & CO. INC.
020 B000008 43-0538770
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020 A000009 NATIONAL FINANCIAL SERVICES CORP.
020 B000009 04-2785576
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020 A000010 ISI Group, Inc.
020 B000010 13-3599877
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022 A000001 STATE STREET BANK + TRUST CO
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022 A000003 FIDELITY CAPITAL MARKETS
022 C000003 52800
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080 A000000 ST PAUL FIRE AND MARINE INSURANCE COMPANY
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087 A020000 19247L106
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088 A000000 N
088 B000000 N
088 C000000 N
088 D000000 Y
SIGNATURE LESTER LAY
TITLE VICE PRESIDENT