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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2005

PAGE 1  
000 B000000 12/31/2004  
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  
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001 B000000 811-010481  
001 C000000 2128323232  
002 A000000 757 THIRD AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
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012 A000001 EQUISERVE TRUST COMPANY  
012 B000001 85-11340  
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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 10007  
013 A000001 PRICewaterHOUSECOOPERS, LLP  
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014 A000001 COHEN & STEERS SECURITIES, LLC  
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020 A000001 JEFFERIES COMPANY INC.  
020 B000001 95-2622900  
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020 A000002 LEHMAN BROTHERS INC.  
020 B000002 13-2518466  
020 C000002 14  
020 A000003 WACHOVIA SECURITIES, LLC  
020 B000003 54-0796506  
020 C000003 13  
020 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.  
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020 A000005 GREEN STREET ADVISORS  
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020 A000006 UBS SECURITIES LLC  
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020 A000007 DEUTSCHE BANK SECURITIES INC.  
020 B000007 13-2730828  
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020 A000008 BANC/AMERICA SECUR.LLC MONTGOMERY DIV  
020 B000008 56-2058405  
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020 A000009 CITIGROUP GLOBAL MARKETS INC.  
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020 A000010 INSTITUTIONAL DIRECT INC.  
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021 000000 123  
022 A000001 STATE STREET CORP  
022 B000001 04-1867445  
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022 A000002 JEFFERIES COMPANY INC.  
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022 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.  
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SIGNATURE	ADAM DERECHIN		
TITLE	VICE PRESIDENT		