

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-B

February 25, 2003

PAGE 1
000 B000000 12/31/2002
000 C000000 0000891290
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 TOTAL RETURN REALTY FUND, INC.
001 B000000 811-071540
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 N
004 000000 N
005 000000 N
006 000000 N
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007 B000000 0
007 C010100 1
007 C010200 2
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007 C012800 28
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PAGE 2
007 C013000 30
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007 C013200 32
007 C013300 33
007 C013400 34
007 C013500 35

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007 C013600 36
007 C013700 37
007 C013800 38
007 C013900 39
007 C014000 40
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 STATE STREET CORPORATION
010 B000001 85-05003
010 C010001 BOSTON
010 C020001 MA
010 C030001 02110
012 A000001 STATE STREET CORPORATION
012 B000001 85-05003
012 C010001 BOSTON
012 C020001 MA
012 C030001 02110
012 C040001 8200
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
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015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 8
019 C000000 COHENSTEER
020 A000001 LEHMAN BROTHERS INC.
020 B000001 13-2518466
020 C000001 15
020 A000002 JEFFERIES & CO. INC.
020 B000002 95-2622900
020 C000002 15
PAGE 3
020 A000003 FIRST UNION CAPITAL MARKET
020 B000003 56-1529080
020 C000003 14
020 A000004 LEGG MASON WOOD WALKER INC.
020 B000004 52-0902557
020 C000004 12
020 A000005 MORGAN STANLEY CO INC.
020 B000005 13-2655998
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020 A000006 BEAR STEARNS
020 B000006 13-3299429
020 C000006 9
020 A000007 BANC AMERICA SECURITY LLC MONT.
020 B000007 95-4035346
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020 A000008 REYNDERS, GREY & CO.

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020 B000008 13-2942212
020 C000008 9
020 A000009 GREEN STREET ADVISORS
020 C000009 8
020 A000010 B TRADE SERVICES
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021 000000 129
022 A000001 JEFFERIES & CO. INC.NC.
022 B000001 95-2622900
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022 A000002 LEGG MASON WOOD WALKER INC.
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022 C000002 3137
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022 C000003 3351
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022 A000004 MORGAN STANLEY CO. INC.
022 B000004 13-2655998
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022 A000005 LEHMAN BROTHERS INC.
022 B000005 13-2518466
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022 A000006 MERRILL LYNCH PIERCE FENNER
022 C000006 4923
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022 D000007 4015
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PAGE 4
022 C000008 1426
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022 A000009 FIRST UNION CAPITAL MARKET
022 B000009 56-1529080
022 C000009 2002
022 D000009 2332
022 A000010 REYNDERS, GRAY & CO. INC.
022 B000010 13-2942212
022 C000010 965
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023 C000000 37634
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026 A000000 N
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062 N000000 0.0
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PAGE 7

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PAGE 8

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| | | |
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| SIGNATURE | ADAM DERECHIN | |
| TITLE | VICE PRESIDENT | |