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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2006

PAGE 1  
000 B000000 12/31/2005  
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000 E000000 NF  
000 F000000 Y  
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000 I000000 6.1  
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001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND INC  
001 B000000 811-010481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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008 D010001 NEW YORK  
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010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
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012 A000001 THE BANK OF NEW YORK  
012 B000001 85-05006  
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012 C020001 NY  
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012 A000002 DELETE  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
013 B020001 NY

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013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
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020 A000001 JEFFERIES COMPANY INC.  
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020 A000002 GOLDMAN SACHS + CO  
020 B000002 13-5108880  
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020 A000003 LEGG MASON WOOD WALKER INC.  
020 B000003 52-0902557  
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020 A000004 BANC AMERICA SECURITY LLC MONTGOMERY  
020 B000004 56-2058405  
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020 A000005 UBS SECURITIES LLC  
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020 A000006 MERRILL LYNCH PIERCE FENNER  
020 B000006 13-5674085  
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020 A000007 LEHMAN BROTHERS INC.  
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020 A000008 GREEN STREET ADVISORS  
020 B000008 33-0275837  
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020 A000009 WACHOVIA CAPITAL MARKETS LLC  
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020 A000010 CITIGROUP GLOBAL MARKETS INC.  
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022 A000001 STATE STREET CORP  
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 080 A000000 NATIONAL UNION FIRE INSURANCE COMPANY  
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087	A020000	19247L106
087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	