

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  
000 G000000 N  
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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  
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004 000000 N  
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006 000000 N  
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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  
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013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
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015 C010001 BOSTON  
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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  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 FRANKFURT  
015 D010004 GERMANY  
015 E040004 X  
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  
PAGE 3  
015 E040010 X  
015 A000011 DEUTSCHE BANK AG  
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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  
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015 D010014 AUSTRIA  
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015 C010015 TORONTO  
015 D010015 CANADA  
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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  
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015 E040017 X  
015 A000018 CREDIT SUISSE  
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015 C010018 ZURICH  
015 D010018 SWITZERLAND  
015 E040018 X  
015 A000019 STATE STREET BANK LONDON  
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015 D010019 UNITED KINGDOM  
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015 A000020 SEB NORWAY  
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015 C010021 SINGAPORE  
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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  
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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 B000001 04-1867445  
 022 C000001 7313527  
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 022 A000002 FEDERATED TREASURY  
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 022 A000004 DREYFUS CAPITAL CASH MANAGEMENT  
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 022 C000004 45000  
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 022 A000005 MERRILL LYNCH & CO.  
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 025 B000001 56-2058405  
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PAGE 9

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075 B000000	881664
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SIGNATURE LESTER LAY  
TITLE VICE PRESIDENT