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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

February 25, 2004

PAGE 1
000 B000000 12/31/2003
000 C000000 0001157842
000 D000000 N
000 E000000 NF
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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 757 THIRD AVENUE
002 B000000 NEW YORK
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008 B000001 A
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008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
010 B000001 801-27721
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010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
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012 A000001 EQUISERVE TRUST COMPANY
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PAGE 2
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012 C020002 NY

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012 C030002 10286
013 A000001 PRICewaterHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY
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014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION
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018 000000 Y
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019 B000000 9
019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER, INC.
020 B000001 52-0902557
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020 A000002 MERRILL LYNCH & CO., INC.
020 B000002 13-5674085
020 C000002 91
020 A000003 LEHMAN BROTHERS, INC.
020 B000003 13-2518466
020 C000003 77
020 A000004 JEFFERIES & CO., INC.
020 B000004 95-2622900
020 C000004 60
020 A000005 WACHOVIA SECURITIES INC.
020 B000005 54-0796506
020 C000005 50
020 A000006 GREEN STREET ADVISORS
020 C000006 34
020 A000007 MORGAN STANLEY CO., INC.
020 B000007 13-3224016
020 C000007 28
020 A000008 REYNDERS, GRAY & CO., INC.
020 B000008 13-2942212
020 C000008 25
020 A000009 BANC AMERICA SECURITY LLC.
020 B000009 56-2058405
020 C000009 20
020 A000010 B TRADE SERVICES
PAGE 3
020 C000010 17
021 000000 652
022 A000001 MERRILL LYNCH & CO., INC.
022 B000001 13-5674085
022 C000001 30616
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022 A000002 LEGG MASON WOOD WALKER, INC.
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022 A000003 LEHMAN BROTHERS, INC.
022 B000003 13-2518466
022 C000003 23604
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022 A000004 JEFFERIES & CO., INC.
022 B000004 95-2622900

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087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	