

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B/A

March 02, 2006

PAGE 1
000 B000000 12/31/2005
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 Y
000 H000000 N
000 I000000 6.1
000 J000000 A
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
002 C000000 NY
002 D010000 10017
003 000000 N
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
007 C010200 2
007 C010300 3
007 C010400 4
007 C010500 5
007 C010600 6
007 C010700 7
007 C010800 8
007 C010900 9
007 C011000 10
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 02110
012 A000001 THE BANK OF NEW YORK
012 B000001 85-05006
012 C010001 NEW YORK
PAGE 2
012 C020001 NY
012 C030001 10286
012 A000002 DELETE
013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B/A

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
015 C040001 8200
015 E010001 X
018 000000 Y
019 A000000 Y
019 B000000 17
019 C000000 COHENSTEER
020 A000001 JEFFERIES COMPANY INC.
020 B000001 95-2622900
020 C000001 50
020 A000002 GOLDMAN SACHS + CO
020 B000002 13-5108880
020 C000002 47
020 A000003 LEGG MASON WOOD WALKER INC.
020 B000003 52-0902557
020 C000003 46
020 A000004 BANC AMERICA SECURITY LLC MONTGOMERY
020 B000004 56-2058405
020 C000004 44
020 A000005 UBS SECURITIES LLC
020 B000005 13-3873456
020 C000005 40
020 A000006 MERRILL LYNCH PIERCE FENNER
020 B000006 13-5674085
020 C000006 35
020 A000007 LEHMAN BROTHERS INC.
020 B000007 13-2518466
020 C000007 35
020 A000008 GREEN STREET ADVISORS
020 B000008 33-0275837
020 C000008 32
020 A000009 WACHOVIA CAPITAL MARKETS LLC
020 B000009 54-0796506
020 C000009 31
020 A000010 CITIGROUP GLOBAL MARKETS INC.
020 B000010 11-2418191
020 C000010 28
021 000000 568

PAGE 3

022 A000001 STATE STREET CORP
022 B000001 04-1867445
022 C000001 5406883
022 D000001 0
022 A000002 BEAR STEARNS SECURITIES CORP
022 B000002 13-3299429
022 C000002 7764
022 D000002 2780
022 A000003 DEUTSCHE BANK SECURITIES INC.
022 B000003 13-2730828
022 C000003 9139
022 D000003 0
022 A000004 WACHOVIA CAPITAL MARKETS LLC
022 B000004 54-0796506
022 C000004 5951
022 D000004 2947

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B/A

022 A000005 CITIGROUP GLOBAL MARKETS INC.
 022 B000005 11-2418191
 022 C000005 6791
 022 D000005 0
 022 A000006 MERILL LYNCH PIERCE FENNER
 022 B000006 13-5674085
 022 C000006 6647
 022 D000006 0
 022 A000007 MORGAN STANLEY CO INCORPORATED
 022 B000007 13-2655998
 022 C000007 6543
 022 D000007 0
 022 A000008 J P MORGAN SECURITIES INC.
 022 B000008 13-3224016
 022 C000008 3012
 022 D000008 0
 022 A000009 NATIONAL FINANCIAL SERVICES
 022 B000009 04-2785576
 022 C000009 2749
 022 D000009 0
 022 A000010 GOLDMAN SACHS + CO
 022 B000010 13-5108880
 022 C000010 1020
 022 D000010 1286
 023 C000000 5460187
 023 D000000 7027
 024 000000 N
 025 D000001 0
 025 D000002 0
 025 D000003 0
 025 D000004 0
 025 D000005 0
 025 D000006 0
 025 D000007 0
 025 D000008 0

PAGE 4

026 A000000 N
 026 B000000 Y
 026 C000000 Y
 026 D000000 Y
 026 E000000 N
 026 F000000 N
 026 G010000 N
 026 G020000 N
 026 H000000 N
 027 000000 N
 028 A010000 0
 028 A020000 0
 028 A030000 0
 028 A040000 0
 028 B010000 0
 028 B020000 0
 028 B030000 0
 028 B040000 0
 028 C010000 0
 028 C020000 0
 028 C030000 0
 028 C040000 0
 028 D010000 0
 028 D020000 0
 028 D030000 0
 028 D040000 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B/A

028	E010000	0
028	E020000	0
028	E030000	0
028	E040000	0
028	F010000	0
028	F020000	0
028	F030000	0
028	F040000	0
028	G010000	0
028	G020000	0
028	G030000	0
028	G040000	0
028	H000000	0
030	A000000	0
030	B000000	0.00
030	C000000	0.00
031	A000000	0
031	B000000	0
032	000000	0
033	000000	0
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
	PAGE 5	
042	C000000	0
042	D000000	0
042	E000000	0
042	F000000	0
042	G000000	0
042	H000000	0
043	000000	0
044	000000	0
045	000000	Y
046	000000	N
047	000000	Y
048	000000	0.850
048	A010000	0
048	A020000	0.000
048	B010000	0
048	B020000	0.000
048	C010000	0
048	C020000	0.000
048	D010000	0
048	D020000	0.000
048	E010000	0
048	E020000	0.000
048	F010000	0
048	F020000	0.000
048	G010000	0
048	G020000	0.000
048	H010000	0
048	H020000	0.000
048	I010000	0
048	I020000	0.000
048	J010000	0
048	J020000	0.000
048	K010000	0
048	K020000	0.000
049	000000	N
050	000000	N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B/A

051 000000 N
052 000000 N
053 A000000 Y
053 B000000 Y
053 C000000 N
054 A000000 Y
054 B000000 Y
054 C000000 N
054 D000000 N
054 E000000 N
054 F000000 N
054 G000000 N
054 H000000 Y
054 I000000 N
054 J000000 Y

PAGE 6

054 K000000 N
054 L000000 N
054 M000000 Y
054 N000000 N
054 O000000 N
055 A000000 N
055 B000000 N
056 000000 Y
057 000000 N
058 A000000 N
059 000000 Y
060 A000000 N
060 B000000 N
061 000000 0

062 A000000 N
062 B000000 0.0
062 C000000 0.0
062 D000000 0.0
062 E000000 0.0
062 F000000 0.0
062 G000000 0.0
062 H000000 0.0
062 I000000 0.0
062 J000000 0.0
062 K000000 0.0
062 L000000 0.0
062 M000000 0.0
062 N000000 0.0
062 O000000 0.0
062 P000000 0.0
062 Q000000 0.0
062 R000000 0.0
063 A000000 0
063 B000000 0.0

066 A000000 Y
066 B000000 N
066 C000000 N
066 D000000 N
066 E000000 N
066 F000000 Y
066 G000000 N
067 000000 N
068 A000000 N
068 B000000 N
069 000000 N
070 A010000 Y

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B/A

070 A020000 N
 070 B010000 Y
 070 B020000 N
 070 C010000 N
 070 C020000 N

PAGE 7

070 D010000 Y
 070 D020000 N
 070 E010000 N
 070 E020000 N
 070 F010000 Y
 070 F020000 N
 070 G010000 Y
 070 G020000 N
 070 H010000 Y
 070 H020000 N
 070 I010000 N
 070 I020000 N
 070 J010000 Y
 070 J020000 Y
 070 K010000 Y
 070 K020000 N
 070 L010000 Y
 070 L020000 N
 070 M010000 Y
 070 M020000 N
 070 N010000 Y
 070 N020000 N
 070 O010000 Y
 070 O020000 N
 070 P010000 N
 070 P020000 N
 070 Q010000 N
 070 Q020000 N
 070 R010000 Y
 070 R020000 N

071 A000000 188299
 071 B000000 146753
 071 C000000 1276375
 071 D000000 11
 072 A000000 12
 072 B000000 485
 072 C000000 44545
 072 D000000 0
 072 E000000 0
 072 F000000 10974
 072 G000000 435
 072 H000000 0
 072 I000000 20
 072 J000000 104
 072 K000000 0
 072 L000000 283
 072 M000000 50
 072 N000000 0
 072 O000000 0
 072 P000000 0
 072 Q000000 0

PAGE 8

072 R000000 84
 072 S000000 41
 072 T000000 0
 072 U000000 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B/A

072 V000000 0
 072 W000000 1224
 072 X000000 13215
 072 Y000000 4131
 072 Z000000 35947
 072AA000000 59914
 072BB000000 0
 072CC010000 0
 072CC020000 19868
 072DD010000 32735
 072DD020000 0
 072EE000000 63770
 073 A010000 0.7200
 073 A020000 0.0000
 073 B000000 1.6400
 073 C000000 0.5900
 074 A000000 0
 074 B000000 0
 074 C000000 5174
 074 D000000 0
 074 E000000 250168
 074 F000000 1005914
 074 G000000 0
 074 H000000 0
 074 I000000 0
 074 J000000 2045
 074 K000000 0
 074 L000000 7562
 074 M000000 2452
 074 N000000 1273315
 074 O000000 0
 074 P000000 615
 074 Q000000 0
 074 R010000 0
 074 R020000 0
 074 R030000 0
 074 R040000 7790
 074 S000000 434000
 074 T000000 830910
 074 U010000 38856
 074 U020000 0
 074 V010000 21.38
 074 V020000 0.00
 074 W000000 0.0000
 074 X000000 136
 074 Y000000 8770
 075 A000000 0

PAGE 9

075 B000000 857037
 076 000000 19.24
 077 A000000 Y
 077 B000000 Y
 078 000000 N
 080 A000000 NATIONAL UNION FIRE INSURANCE COMPANY
 080 C000000 15000
 081 A000000 Y
 081 B000000 20
 082 A000000 N
 082 B000000 0
 083 A000000 N
 083 B000000 0
 084 A000000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B/A

084	B000000	0
085	A000000	Y
085	B000000	N
086	A010000	0
086	A020000	0
086	B010000	0
086	B020000	0
086	C010000	0
086	C020000	0
086	D010000	0
086	D020000	0
086	E010000	0
086	E020000	0
086	F010000	0
086	F020000	0
087	A010000	COMMON STOCK
087	A020000	19247L106
087	A030000	RQI
088	A000000	N
088	B000000	N
088	C000000	N
088	D000000	Y
SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	