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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 14, 2003

PAGE 1
000 A000000 06/30/2003
000 C000000 0001157842
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 QUALITY INCOME REALTY FUND INC
001 B000000 811-010481
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 Y
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005 000000 N
006 000000 N
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007 B000000 0
007 C010100 1
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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 STATE STREET CORPORATION
010 B000001 85-05003
010 C010001 BOSTON
010 C020001 MA
010 C030001 02110
010 C040001 8200
012 A000001 STATE STREET CORPORATION
012 B000001 85-05003
012 C010001 BOSTON
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012 C030001 02110
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013 A000001 PRICEWATERHOUSECOOPERS, LLC
PAGE 2
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

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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 9
019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER, INC.
020 B000001 52-0902557
020 C000001 62
020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
020 B000002 13-5674085
020 C000002 60
020 A000003 LEHMAN BROTHERS, INC.
020 B000003 13-2518466
020 C000003 43
020 A000004 JEFFERIES & CO., INC.
020 B000004 95-2622900
020 C000004 37
020 A000005 FIRST UNION CAPITAL MARKET
020 B000005 56-1529080
020 C000005 30
020 A000006 GREEN STREET ADVISORS
020 C000006 21
020 A000007 MORGAN STANLEY CO., INC.
020 B000007 13-2655998
020 C000007 20
020 A000008 MCDONALD AND COMPANY SECURITIES
020 B000008 34-0642435
020 C000008 13
020 A000009 SANFORD C BERNSTEIN CO. LLP
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020 C000009 13
020 A000010 B TRADE SERVICES
020 C000010 13
021 000000 409
022 A000001 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
022 B000001 13-5674085
022 C000001 17730
022 D000001 19249
022 A000002 LEGG MASON WOOD WALKER, INC.
022 B000002 52-0902557
PAGE 3
022 C000002 11493
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022 A000003 LEHMAN BROTHERS, INC.
022 B000003 13-2518466
022 C000003 13001
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022 A000004 B TRADE SERVICES
022 C000004 8265
022 D000004 6942
022 A000005 JEFFERIES & CO., INC.
022 B000005 95-2622900
022 C000005 6485
022 D000005 8103
022 A000006 FIRST UNION CAPITAL MARKET
022 B000006 56-1529080
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| 022 | A000008 | GREEN STREET ADVISORS |
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| 054 | D000000 | N |
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054 G000000 N
054 H000000 Y
054 I000000 N
054 J000000 Y
054 K000000 N
054 L000000 N
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| 070 | G020000 | N | |
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| 078 000000 | N |
| 080 A000000 | NATIONAL UNION FIRE INSURANCE COMPANY |
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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