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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 29, 2007

PAGE 1  
000 A000000 06/30/2007  
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 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  
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 THE BANK OF NEW YORK  
012 B000001 85-05006  
012 C010001 NEW YORK  
012 C020001 NY  
012 C030001 10286  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
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  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

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015 A000002 ERSTE BANK DER OESTERREICHISCHEN SPARKASSEN  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 E040002 X  
015 A000003 HSBC AUSTRALIA  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG AMSTERDAM  
015 B000004 S  
015 C010004 AMSTERDAM  
015 D010004 NETHERLANDS  
015 E040004 X  
015 A000005 STATE STREET TRUST COMPANY CANADA  
015 B000005 S  
015 C010005 TORONTO  
015 D010005 CANADA  
015 E040005 X  
015 A000006 UBS AG  
015 B000006 S  
015 C010006 ZURICH  
015 D010006 SWITZERLAND  
015 E040006 X  
015 A000007 DEUTSCHE BANK AG  
015 B000007 S  
015 C010007 ESCHBORN  
015 D010007 GERMANY  
015 D020007 D-65760  
015 E040007 X  
015 A000008 DEUTSCHE BANK (SPAIN)  
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015 C010008 BARCELONA  
015 D010008 SPAIN  
015 E040008 X  
015 A000009 EUROCLEAR  
015 B000009 S  
015 C010009 BRUSSELS  
015 D010009 BELGIUM  
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015 A000010 SEB FINLAND  
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015 C010010 HELSINKI  
015 D010010 FINLAND  
PAGE 3  
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015 A000011 DEUTSCHE BANK AG  
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015 E040011 X  
015 A000012 STATE STREET BANK & TRUST CO.  
015 B000012 S  
015 C010012 EDINBURGH  
015 D010012 SCOTLAND  
015 E040012 X  
015 A000013 STANDARD CHARTED BANK (HONG KONG) LTD.  
015 B000013 S  
015 C010013 KWUN TONG  
015 D010013 HONG KONG  
015 E040013 X

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015 A000014 DEUTSCHE BANK S.p.A  
015 B000014 S  
015 C010014 MILAN  
015 D010014 ITALY  
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015 A000015 MIZUHO CORPORATE BANK LTD  
015 B000015 S  
015 C010015 TOKYO  
015 D010015 JAPAN  
015 E040015 X  
015 A000016 DEUTSCHE BANK AG  
015 B000016 S  
015 C010016 AMSTERDAM  
015 D010016 NETHERLANDS  
015 E040016 X  
015 A000017 HSBC BANK AUCKLAND  
015 B000017 S  
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015 D010017 NEW ZEALAND  
015 E040017 X  
015 A000018 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000018 S  
015 C010018 STOCKHOLM  
015 D010018 SWEDEN  
015 E040018 X  
015 A000019 DBS BANK LIMITED  
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015 C010019 SINGAPORE  
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020 A000001 CITIGROUP GLOBAL MARKETS INC.  
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020 B000001 11-2418191  
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020 A000002 JEFFERIES & COMPANY, INC.  
020 B000002 95-2622900  
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020 A000003 UBS SECURITIES LLC  
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020 A000005 WACHOVIA SECURITIES, INC.  
020 B000005 54-0796506  
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020 A000006 MERRILL LYNCH, PIERCE, FENNER & SMITH, INC.  
020 B000006 13-5674085  
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020 A000007 STIFEL NICOLAUS & CO. INC.  
020 B000007 43-0538770  
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020 A000008 JPMORGAN CHASE SECURITIES INC.  
020 B000008 13-3224016  
020 C000008 15  
020 A000009 BANC AMERICA SECURITY LLC MONTGOMERY  
020 B000009 56-2058405  
020 C000009 13

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020 A000010 MACQUAIRE BANK LTD.  
 020 B000010 98-0141094  
 020 C000010 13  
 021 000000 314  
 022 A000001 STATE STREET BANK + TRUST CO  
 022 B000001 04-1867445  
 022 C000001 2486829  
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 026 A000000 N  
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 026 C000000 Y  
 026 D000000 Y  
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058 A000000 N  
059 000000 Y  
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PAGE 7  
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070 L020000 Y

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086	E010000	0
086	E020000	0
086	F010000	0
086	F020000	0
087	A010000	COMMON STOCK
087	A020000	19247L106



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087 A030000 RQI

088 A000000 N

088 B000000 N

088 C000000 N

088 D000000 Y

SIGNATURE LESTER LAY

TITLE VICE PRESIDENT