

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form NSAR-A
August 28, 2009

PAGE 1
000 A000000 06/30/2009
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
001 B000000 811-10481
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 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
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 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
015 B000011 S
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
015 B000014 S
015 C010014 VIENNA
015 D010014 AUSTRIA
015 E040014 X
015 A000015 STATE STREET CORPORATION
015 B000015 S
015 C010015 TORONTO
015 D010015 CANADA
015 E040015 X
015 A000016 SKANDINAVINSKA ENSKILDA BANKEN
015 B000016 S
015 C010016 COPENHAGEN
015 D010016 DENMARK
015 E040016 X
015 A000017 CLEARSTREAM BANKING
015 B000017 S
015 C010017 LUXEMBOURG
015 D010017 LUXEMBOURG
015 E040017 X
015 A000018 CREDIT SUISSE
015 B000018 S
015 C010018 ZURICH
015 D010018 SWITZERLAND
015 E040018 X
015 A000019 STATE STREET BANK LONDON
015 B000019 S
015 C010019 LONDON
015 D010019 UNITED KINGDOM
015 E040019 X
015 A000020 SEB NORWAY
015 B000020 S
015 C010020 OSLO
015 D010020 NORWAY
015 E040020 X
015 A000021 DBS BANK LIMITED
015 B000021 S
015 C010021 SINGAPORE
015 D010021 SINGAPORE
015 E040021 X
018 000000 Y
019 A000000 Y
019 B000000 21
019 C000000 COHENSTEER
020 A000001 JPMORGAN SECURITIES INC.
020 B000001 13-3224016
020 C000001 53
020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
020 B000002 13-5674085
020 C000002 41
020 A000003 PERSHING LLC
020 B000003 13-2741729
020 C000003 31
020 A000004 CREDIT SUISSE SECURITIES (USA) LLC
020 B000004 13-5659485
020 C000004 27
020 A000005 MORGAN STANLEY
020 B000005 13-2655998
020 C000005 27
020 A000006 GOLDMAN SACHS & CO.
020 B000006 13-5108880

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020 C000006 25
020 A000007 STIFEL NICOLAUS & CO. INC.
020 B000007 43-0538770
020 C000007 15
020 A000008 UBS AG
020 B000008 13-3873456
020 C000008 12
020 A000009 BARCLAYS CAPITAL, INC.
020 B000009 05-0346412
020 C000009 11
020 A000010 JEFFERIES & CO.
020 B000010 95-2622900
020 C000010 10
021 000000 294
022 A000001 FEDERATED TREASURY
022 C000001 80753
022 D000001 80794
022 A000002 FIDELITY CAPITAL MARKETS
022 C000002 49573
022 D000002 61235
022 A000003 DREYFUS CAPITAL CASH MANAGEMENT
022 C000003 22475
022 D000003 21982
022 A000004 GOLDMAN SACHS
022 B000004 15-5108880

PAGE 5

022 C000004 94
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022 A000005 MORGAN STANLEY
022 B000005 13-2655998
022 C000005 0
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052 000000 N
053 A000000 Y
053 B000000 Y
053 C000000 N
054 A000000 Y
PAGE 7
054 B000000 Y
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054 K000000 N
054 L000000 N
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066 G000000 N
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PAGE 8
068 A000000 N
068 B000000 N
069 000000 N
070 A010000 Y

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077 N000000 N
077 O000000 N
077 P000000 N
077 Q010000 N
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PAGE 11
088 A000000 N
088 B000000 N
088 C000000 N
088 D000000 Y
SIGNATURE LESTER LAY
TITLE VICE PRESIDENT