

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-A  
August 26, 2011

PAGE 1  
000 A000000 06/30/2011  
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

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

015 A000002 UNICREDIT BANK AUSTRIA AG  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 E040002 X  
015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 BRUSSELS  
015 D010004 BELGIUM  
015 E040004 X  
015 A000005 CITIBANK, N.A.  
015 B000005 S  
015 C010005 SAO PAULO  
015 D010005 BRAZIL  
015 E040005 X  
015 A000006 STATE STREET TRUST COMPANY CANADA  
015 B000006 S  
015 C010006 TORONTO  
015 D010006 CANADA  
015 E040006 X  
015 A000007 CLEARSTREAM BANKING SA  
015 B000007 S  
015 C010007 LUXEMBOURG  
015 D010007 LUXEMBOURG  
015 E040007 X  
015 A000008 CREDIT SUISSE  
015 B000008 S  
015 C010008 ZURICH  
015 D010008 SWITZERLAND  
015 E040008 X  
015 A000009 DEUTSCHE BANK AG  
015 B000009 S  
015 C010009 FRANKFURT  
015 D010009 GERMANY  
015 E040009 X  
015 A000010 SKANDINAVISKA ENSKILDA BANKEN AB  
015 B000010 S  
015 C010010 COPENHAGEN  
015 D010010 DENMARK  
015 E040010 X  
PAGE 3  
015 A000011 DEUTSCHE BANK S.A.E.  
015 B000011 S  
015 C010011 BARCELONA  
015 D010011 SPAIN  
015 E040011 X  
015 A000012 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000012 S  
015 C010012 HELSINKI  
015 D010012 FINLAND  
015 E040012 X  
015 A000013 DEUTSCHE BANK AG  
015 B000013 S  
015 C010013 PARIS  
015 D010013 FRANCE  
015 E040013 X  
015 A000014 STATE STREET BANK & TRUST CO

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

015 B000014 S  
015 C010014 LONDON  
015 D010014 UNITED KINGDOM  
015 E040014 X  
015 A000015 STANDARD CHARTERED BANK  
015 B000015 S  
015 C010015 HONG KONG  
015 D010015 HONG KONG  
015 E040015 X  
015 A000016 Deutsche Bank S.p.A  
015 B000016 S  
015 C010016 MILAN  
015 D010016 Italy  
015 E040016 X  
015 A000017 THE HONG KONG & SHANGHAI BANKING CORP., LTD.  
015 B000017 S  
015 C010017 Tokyo  
015 D010017 Japan  
015 E040017 X  
015 A000018 DEUTSCHE BANK AG  
015 B000018 S  
015 C010018 AMSTERDAM  
015 D010018 NETHERLANDS  
015 E040018 X  
015 A000019 SKANDINAVISKA ENSKILDA BANKEN AB  
015 B000019 S  
015 C010019 OSLO  
015 D010019 NORWAY  
015 E040019 X  
015 A000020 THE HONGKONG AND SHANGHAI BANKING CORP LTD  
015 B000020 S  
015 C010020 AUCKLAND  
015 D010020 NEW ZEALAND  
015 E040020 X  
015 A000021 SKANDINAVISKA ENSKILDA BANKEN AB  
PAGE 4  
015 B000021 S  
015 C010021 STOCKHOLM  
015 D010021 SWEDEN  
015 E040021 X  
015 A000022 CITIBANK N.A.  
015 B000022 S  
015 C010022 SINGAPORE  
015 D010022 SINGAPORE  
015 E040022 X  
018 000000 Y  
019 A000000 Y  
019 B000000 18  
019 C000000 COHENSTEER  
020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
020 C000001 140  
020 A000002 MERRILL LYNCH & CO.  
020 B000002 13-5674085  
020 C000002 72  
020 A000003 GOLDMAN SACHS & CO.  
020 B000003 13-5108880  
020 C000003 64  
020 A000004 UBS AG  
020 B000004 13-3873456  
020 C000004 45  
020 A000005 CITIGROUP GLOBAL MARKETS INC.

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

020 B000005 11-2418191  
020 C000005 44  
020 A000006 CREDIT SUISSE  
020 B000006 13-5659485  
020 C000006 39  
020 A000007 MORGAN STANLEY  
020 B000007 13-2655998  
020 C000007 38  
020 A000008 BARCLAYS CAPITAL INC.  
020 B000008 06-1031656  
020 C000008 38  
020 A000009 KEEFE, BRUYETTE & WOODS, INC.  
020 B000009 13-1964616  
020 C000009 31  
020 A000010 STIFEL NICOLAUS & CO. INC.  
020 B000010 43-0538770  
020 C000010 28  
021 000000 769  
022 A000001 STATE STR INSTL LIQUID RESVS FUND  
022 C000001 101850  
022 D000001 116207  
022 A000002 FEDERATED GOVERNMENT OBLIGATIONS FUND  
022 C000002 101850  
022 D000002 105551  
023 C000000 203700

PAGE 5

023 D000000 221758  
024 000000 Y  
025 A000001 CITIGROUP GLOBAL MARKETS INC.  
025 B000001 11-2418191  
025 C000001 E  
025 D000001 4214  
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  
028 E010000 0  
028 E020000 0  
028 E030000 0  
028 E040000 0

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

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
	PAGE	6
033	000000	0
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
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
051	000000	N
052	000000	N
053	A000000	Y
053	B000000	Y

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

053 C000000 N  
054 A000000 Y  
054 B000000 Y  
054 C000000 N  
054 D000000 N  
PAGE 7  
054 E000000 N  
054 F000000 N  
054 G000000 Y  
054 H000000 Y  
054 I000000 N  
054 J000000 Y  
054 K000000 N  
054 L000000 N  
054 M000000 Y  
054 N000000 N  
054 O000000 N  
055 A000000 N  
055 B000000 Y  
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  
PAGE 8  
070 A010000 Y  
070 A020000 N  
070 B010000 Y  
070 B020000 N

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

070	C010000	Y	
070	C020000	Y	
070	D010000	Y	
070	D020000	N	
070	E010000	Y	
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	Y	
070	L010000	Y	
070	L020000	Y	
070	M010000	Y	
070	M020000	Y	
070	N010000	Y	
070	N020000	N	
070	O010000	Y	
070	O020000	Y	
070	P010000	Y	
070	P020000	N	
070	Q010000	Y	
070	Q020000	N	
070	R010000	N	
070	R020000	N	
071	A000000		496797
071	B000000		509871
071	C000000		1586379
071	D000000		31
072	A000000	6	
072	B000000		2342
072	C000000		17804
072	D000000		0
072	E000000		130
072	F000000		6660
072	G000000		290
072	H000000		0
072	I000000		0
072	J000000		125
072	K000000		0
	PAGE	9	
072	L000000		146
072	M000000		45
072	N000000		6
072	O000000		0
072	P000000		2960
072	Q000000		0
072	R000000		37
072	S000000		17
072	T000000		0
072	U000000		0
072	V000000		0
072	W000000		113
072	X000000		10399
072	Y000000		157

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

072	Z000000	10034
072	AA000000	85529
072	BB000000	6893
072	CC010000	49545
072	CC020000	0
072	DD010000	39600
072	DD020000	0
072	EE000000	0
073	A010000	0.3600
073	A020000	0.0000
073	B000000	0.0000
073	C000000	0.0000
074	A000000	8406
074	B000000	0
074	C000000	0
074	D000000	28010
074	E000000	286498
074	F000000	1281081
074	G000000	0
074	H000000	0
074	I000000	10650
074	J000000	10176
074	K000000	0
074	L000000	7080
074	M000000	65
074	N000000	1631966
074	O000000	3352
074	P000000	1118
074	Q000000	460000
074	R010000	0
074	R020000	0
074	R030000	0
074	R040000	17081
074	S000000	0
074	T000000	1150415
074	U010000	109999
074	U020000	0
	PAGE	10
074	V010000	10.46
074	V020000	0.00
074	W000000	0.0000
074	X000000	54160
074	Y000000	961334
075	A000000	0
075	B000000	1141434
076	000000	9.77
077	A000000	Y
077	B000000	N
077	C000000	N
077	D000000	N
077	E000000	Y
077	F000000	N
077	G000000	N
077	H000000	N
077	I000000	N
077	J000000	N
077	K000000	N
077	L000000	N
077	M000000	N
077	N000000	N
077	O000000	N
077	P000000	N



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

077 Q010000 N  
077 Q020000 N  
077 Q030000 N  
078 000000 N  
080 C000000 0  
081 B000000 0  
082 B000000 0  
083 B000000 0  
084 B000000 0  
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  
PAGE 11  
088 D000000 N  
SIGNATURE LESTER LAY  
TITLE VICE PRESIDENT