

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-Q
November 26, 2010

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM N-Q

QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED

MANAGEMENT INVESTMENT COMPANY

Investment Company Act file number 811-10481

Cohen & Steers Quality Income Realty Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue
New York, NY
(Address of principal executive offices)

10017
(Zip code)

Francis C. Poli
280 Park Avenue
New York, NY 10017
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: September 30, 2010

Item 1. Schedule of Investments

COHEN & STEERS QUALITY INCOME REALTY FUND, INC.

SCHEDULE OF INVESTMENTS

September 30, 2010 (Unaudited)

	Number of Shares	Value
COMMON STOCK 107.4%		
BANK 0.3%		
SJB Escrow Corp., Class A, 144A (a),(b),(c),(d)	119,300	\$ 2,386,000
REAL ESTATE 107.1%		
DIVERSIFIED 8.3%		
BGP Holdings PLC (EUR) (Australia)(a),(b),(d)	3,927,678	0
Dexus Property Group (Australia)	9,211,973	7,612,774
Forest City Enterprises (d),(e),(f)	843,493	10,822,015
Great Eagle Holdings Ltd. (Hong Kong)	1,231,743	3,738,640
Lexington Realty Trust (e),(f)	1,570,951	11,248,009
Vornado Realty Trust (e),(f)	560,098	47,905,182
Wharf Holdings Ltd. (Hong Kong)	500	3,210
		81,329,830
HEALTH CARE 15.0%		
Brookdale Senior Living (d),(e)	241,432	3,937,756
Cogdell Spencer (e),(g)	1,092,700	6,905,864
HCP (e)	884,875	31,837,803
Health Care REIT (e)	929,124	43,984,730
LTC Properties	575,000	14,674,000
Nationwide Health Properties (e),(f)	746,847	28,880,573
Ventas (e),(f)	344,400	17,760,708
		147,981,434
HOTEL 5.0%		
Hersha Hospitality Trust	1,775,117	9,195,106
Hospitality Properties Trust (e),(f)	496,469	11,086,153
Host Hotels & Resorts (e),(f)	1,574,554	22,799,542
Sunstone Hotel Investors (d),(e),(g)	733,003	6,648,337
		49,729,138
INDUSTRIAL 3.4%		
ProLogis (e),(f),(g)	2,318,079	27,306,971
Segro PLC (United Kingdom)(e)	1,378,153	5,910,285
		33,217,256

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-Q

	Number of Shares	Value
OFFICE 14.5%		
Boston Properties (e),(f)	625,261	\$ 51,971,694
Brookfield Properties Corp. (Canada)(e)	415,486	6,448,343
Douglas Emmett (e)	837,346	14,661,928
Hongkong Land Holdings Ltd. (USD) (Singapore)(e)	600,301	3,727,869
Hudson Pacific Properties (h)	288,518	4,723,040
Kilroy Realty Corp.	206,638	6,847,983
Liberty Property Trust (e),(f)	675,259	21,540,762
Mack-Cali Realty Corp. (e),(f)	570,244	18,652,681
SL Green Realty Corp. (e),(f)	230,150	14,575,400
		143,149,700
OFFICE/INDUSTRIAL 1.5%		
PS Business Parks (e)	247,370	13,993,721
Realex Properties Corp., 144A (Canada)(c)	128,850	856,579
		14,850,300
RESIDENTIAL 21.0%		
APARTMENT 19.6%		
Apartment Investment & Management Co. (e),(f)	1,010,651	21,607,718
Associated Estates Realty Corp.	812,690	11,361,406
AvalonBay Communities (e),(f)	232,354	24,148,551
BRE Properties (e),(f)	656,703	27,253,175
Colonial Properties Trust (e),(h)	386,157	6,251,882
Education Realty Trust (e),(h)	1,021,236	7,301,837
Equity Residential (e),(f)	934,678	44,462,633
Essex Property Trust	85,064	9,309,404
Home Properties (e)	141,900	7,506,510
Post Properties (e)	387,722	10,825,198
UDR (e)	1,089,152	23,002,890
		193,031,204
MANUFACTURED HOME 1.4%		
Equity Lifestyle Properties (e)	254,091	13,842,878
TOTAL RESIDENTIAL		206,874,082

	Number of Shares	Value
SELF STORAGE 5.2%		
Public Storage (e),(f)	431,664	\$ 41,888,675
Sovran Self Storage (e)	246,960	9,359,784