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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2006

PAGE 1
000 B000000 12/31/2005
000 C000000 0001157842
000 D000000 N
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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
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
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008 D010001 NEW YORK
008 D020001 NY
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010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
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010 A000002 STATE STREET CORPORATION
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013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
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013 B030001 10019
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020 A000003 LEGG MASON WOOD WALKER INC.
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020 B000006 13-5674085
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020 A000007 LEHMAN BROTHERS INC.
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020 A000008 GREEN STREET ADVISORS
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087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	