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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 14, 2003

PAGE 1
000 A000000 06/30/2003
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
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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 757 THIRD AVENUE
002 B000000 NEW YORK
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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 STATE STREET CORPORATION
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010 C010001 BOSTON
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013 A000001 PRICEWATERHOUSECOOPERS, LLC
PAGE 2
013 B010001 NEW YORK
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014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION

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019 C000000 COHENSTEER
020 A000001 LEGG MASON WOOD WALKER, INC.
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020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
020 B000002 13-5674085
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020 A000003 LEHMAN BROTHERS, INC.
020 B000003 13-2518466
020 C000003 43
020 A000004 JEFFERIES & CO., INC.
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020 C000004 37
020 A000005 FIRST UNION CAPITAL MARKET
020 B000005 56-1529080
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020 A000006 GREEN STREET ADVISORS
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020 A000007 MORGAN STANLEY CO., INC.
020 B000007 13-2655998
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020 A000008 MCDONALD AND COMPANY SECURITIES
020 B000008 34-0642435
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020 A000009 SANFORD C BERNSTEIN CO. LLP
020 B000009 13-2625874
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020 A000010 B TRADE SERVICES
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021 000000 409
022 A000001 MERRILL LYNCH PIERCE FENNER & SMITH, INC.
022 B000001 13-5674085
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022 A000002 LEGG MASON WOOD WALKER, INC.
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PAGE 3
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022 A000003 LEHMAN BROTHERS, INC.
022 B000003 13-2518466
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022 A000005 JEFFERIES & CO., INC.
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	