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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
000 E000000 NF
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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 D020001 NY
008 D030001 10017
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
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012 A000001 THE BANK OF NEW YORK
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013 A000001 PRICEWATERHOUSECOOPERS, LLP
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020 A000008 GREEN STREET ADVISORS
020 B000008 33-0275837
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020 A000010 CITIGROUP GLOBAL MARKETS INC.
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022 A000001 STATE STREET CORP
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022 A000004 WACHOVIA CAPITAL MARKETS LLC
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022 A000005 CITIGROUP GLOBAL MARKETS INC.
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	