

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 28, 2009

PAGE 1  
000 A000000 06/30/2009  
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

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015 A000002 HSBC AUSTRALIA  
015 B000002 S  
015 C010002 SYDNEY  
015 D010002 AUSTRALIA  
015 E040002 X  
015 A000003 DEUTSCHE BANK  
015 B000003 S  
015 C010003 BRUSSELS  
015 D010003 BELGIUM  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 FRANKFURT  
015 D010004 GERMANY  
015 E040004 X  
015 A000005 DEUTSCHE BANK (SPAIN)  
015 B000005 S  
015 C010005 BARCELONA  
015 D010005 SPAIN  
015 E040005 X  
015 A000006 SEB FINLAND  
015 B000006 S  
015 C010006 HELSINKI  
015 D010006 FINLAND  
015 E040006 X  
015 A000007 DEUTSCHE BANK A.G.  
015 B000007 S  
015 C010007 PARIS  
015 D010007 FRANCE  
015 D020007 1017 CA  
015 E040007 X  
015 A000008 STANDARD CHARTERED BANK  
015 B000008 S  
015 C010008 HONG KONG  
015 D010008 HONG KONG  
015 E040008 X  
015 A000009 DEUTSCHE BANK S.p.A  
015 B000009 S  
015 C010009 MILAN  
015 D010009 ITALY  
015 E040009 X  
015 A000010 MIZUHO CORPORATE BANK LTD  
015 B000010 S  
015 C010010 TOKYO  
015 D010010 JAPAN  
PAGE 3  
015 E040010 X  
015 A000011 DEUTSCHE BANK AG  
015 B000011 S  
015 C010011 AMSTERDAM  
015 D010011 NETHERLANDS  
015 E040011 X  
015 A000012 HSBC BANK AUCKLAND  
015 B000012 S  
015 C010012 AUCKLAND  
015 D010012 NEW ZEALAND  
015 E040012 X  
015 A000013 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000013 S  
015 C010013 STOCKHOLM  
015 D010013 SWEDEN  
015 E040013 X

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015 A000014 UNICREDIT BANK AUSTRIA AG  
015 B000014 S  
015 C010014 VIENNA  
015 D010014 AUSTRIA  
015 E040014 X  
015 A000015 STATE STREET CORPORATION  
015 B000015 S  
015 C010015 TORONTO  
015 D010015 CANADA  
015 E040015 X  
015 A000016 SKANDINAVINSKA ENSKILDA BANKEN  
015 B000016 S  
015 C010016 COPENHAGEN  
015 D010016 DENMARK  
015 E040016 X  
015 A000017 CLEARSTREAM BANKING  
015 B000017 S  
015 C010017 LUXEMBOURG  
015 D010017 LUXEMBOURG  
015 E040017 X  
015 A000018 CREDIT SUISSE  
015 B000018 S  
015 C010018 ZURICH  
015 D010018 SWITZERLAND  
015 E040018 X  
015 A000019 STATE STREET BANK LONDON  
015 B000019 S  
015 C010019 LONDON  
015 D010019 UNITED KINGDOM  
015 E040019 X  
015 A000020 SEB NORWAY  
015 B000020 S  
015 C010020 OSLO  
015 D010020 NORWAY  
015 E040020 X  
PAGE 4  
015 A000021 DBS BANK LIMITED  
015 B000021 S  
015 C010021 SINGAPORE  
015 D010021 SINGAPORE  
015 E040021 X  
018 000000 Y  
019 A000000 Y  
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019 C000000 COHENSTEER  
020 A000001 JPMORGAN SECURITIES INC.  
020 B000001 13-3224016  
020 C000001 53  
020 A000002 MERRILL LYNCH PIERCE FENNER & SMITH, INC.  
020 B000002 13-5674085  
020 C000002 41  
020 A000003 PERSHING LLC  
020 B000003 13-2741729  
020 C000003 31  
020 A000004 CREDIT SUISSE SECURITIES (USA) LLC  
020 B000004 13-5659485  
020 C000004 27  
020 A000005 MORGAN STANLEY  
020 B000005 13-2655998  
020 C000005 27  
020 A000006 GOLDMAN SACHS & CO.  
020 B000006 13-5108880

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020 C000006 25  
020 A000007 STIFEL NICOLAUS & CO. INC.  
020 B000007 43-0538770  
020 C000007 15  
020 A000008 UBS AG  
020 B000008 13-3873456  
020 C000008 12  
020 A000009 BARCLAYS CAPITAL, INC.  
020 B000009 05-0346412  
020 C000009 11  
020 A000010 JEFFERIES & CO.  
020 B000010 95-2622900  
020 C000010 10  
021 000000 294  
022 A000001 FEDERATED TREASURY  
022 C000001 80753  
022 D000001 80794  
022 A000002 FIDELITY CAPITAL MARKETS  
022 C000002 49573  
022 D000002 61235  
022 A000003 DREYFUS CAPITAL CASH MANAGEMENT  
022 C000003 22475  
022 D000003 21982  
022 A000004 GOLDMAN SACHS  
022 B000004 15-5108880

PAGE 5

022 C000004 94  
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022 A000005 MORGAN STANLEY  
022 B000005 13-2655998  
022 C000005 0  
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023 C000000 152894  
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053 A000000 Y  
053 B000000 Y  
053 C000000 N  
054 A000000 Y  
PAGE 7  
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067 000000 N  
PAGE 8  
068 A000000 N  
068 B000000 N  
069 000000 N  
070 A010000 Y

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| 070 | O010000 | Y |        |
| 070 | O020000 | Y |        |
| 070 | P010000 | Y |        |
| 070 | P020000 | N |        |
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| 072 W000000 | 1633   |
| 072 X000000 | 3333   |
| 072 Y000000 | 189    |
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077 N000000 N  
077 O000000 N  
077 P000000 N  
077 Q010000 N  
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087 A010000 COMMON STOCK  
087 A020000 19247L106  
087 A030000 RQI  
PAGE 11  
088 A000000 N  
088 B000000 N  
088 C000000 N  
088 D000000 Y  
SIGNATURE LESTER LAY  
TITLE VICE PRESIDENT