

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 13, 2002

PAGE 1
000 A000000 06/30/2002
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 INC
001 B000000 811-010481
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 Y
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007 C010700 7
007 C010800 8
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007 C011000 10
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
010 B000001 85-05003
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010 C020001 MA
010 C030001 02110
010 C040001 8200
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013 A000001 PRICEWATERHOUSECOOPERS
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013 B010001 NEW YORK
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013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, INC.
014 B000001 8-00
015 A000001 STATE STREET CORPORATION

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019 C000000 COHENSTEER
020 A000001 JEFFERIES & CO
020 B000001 95-2622900
020 C000001 203
020 A000002 LEGG MASON WOOD WALKER
020 B000002 13-5659485
020 C000002 92
020 A000003 RAYMOND JAMES AND ASSOCIATES
020 B000003 59-1237041
020 C000003 83
020 A000004 LEHMAN BROTHERS, INC.
020 B000004 13-2518466
020 C000004 76
020 A000005 MORGAN STANLEY CO. INC.
020 B000005 13-2655998
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020 A000006 GREEN STREET ADVISORS INC.
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020 A000007 BANCAMERICA SECURITY LLC MONT.
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020 A000009 MERRILL LYNCH PIERCE FENNER
020 B000009 13-5674085
020 C000009 32
020 A000010 B TRADE SERVICES
020 C000010 24
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022 A000002 JEFFERIES & CO., INC.
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PAGE 3
022 D000002 2575
022 A000003 RAYMOND JAMES AND ASSOC.
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022 A000004 LEGG MASON WOOD WALKER
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022 A000005 LEHMAN BROTHERS, INC.
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022 A000006 BEAR STEARNS
022 B000006 13-3299429
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087 A020000 19247L106
087 A030000 RQI
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088 C000000 N
088 D000000 Y
SIGNATURE ADAM DERECHIN
TITLE VICE PRESIDENT