

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-Q
May 28, 2013

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM N-Q

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-10481

Cohen & Steers Quality Income Realty Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue
New York, NY
(Address of principal executive offices)

10017
(Zip code)

Tina M. Payne
280 Park Avenue
New York, NY 10017
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: March 31, 2013

Item 1. Schedule of Investments

COHEN & STEERS QUALITY INCOME REALTY FUND, INC.

SCHEDULE OF INVESTMENTS

March 28, 2013 (Unaudited)*

	Number of Shares	Value
COMMON STOCK REAL ESTATE 110.6%		
DIVERSIFIED 10.2%		
American Assets Trust(a),(b)	433,919	\$ 13,889,747
BGP Holdings PLC (Australia) (EUR)(c),(d),(e)	3,927,678	0
Colony Financial(a)	750,056	16,651,243
Duke Realty Corp.(a)	1,387,700	23,563,146
Forest City Enterprises, Class A(e)	568,794	10,107,470
Vornado Realty Trust(a),(b)	642,330	53,724,481
WP Carey	218,422	14,721,643
		132,657,730
HEALTH CARE 13.8%		
Aviv REIT(e)	93,000	2,237,580
Emeritus Corp.(e)	362,467	10,072,958
HCP(a),(b)	1,176,135	58,642,091
Healthcare Trust of America, Class A	771,704	9,067,522
Omega Healthcare Investors	340,442	10,335,819
Ventas(a),(b)	1,206,172	88,291,790
		178,647,760
HOTEL 9.0%		
Chesapeake Lodging Trust(a)	374,900	8,600,206
Hersha Hospitality Trust(a)	2,730,028	15,943,363
Host Hotels & Resorts(a),(b)	720,683	12,604,746
Hyatt Hotels Corp., Class A(a),(b),(e)	266,433	11,517,899
Pebblebrook Hotel Trust(a)	532,300	13,728,017
RLJ Lodging Trust	631,000	14,361,560
Starwood Hotels & Resorts Worldwide(a)	196,207	12,504,272
Strategic Hotels & Resorts Worldwide(a),(e)	1,902,498	15,885,858
Sunstone Hotel Investors(e)	910,041	11,202,605
		116,348,526
INDUSTRIALS 8.2%		
DCT Industrial Trust(a)	1,751,357	12,960,042
First Industrial Realty Trust	392,600	6,725,238
Prologis(a),(b)	2,002,268	80,050,674
STAG Industrial	318,181	6,767,710
		106,503,664
OFFICE 14.5%		
Boston Properties(a),(b)	302,143	30,534,572
Brandywine Realty Trust(a)	724,400	10,757,340
Corporate Office Properties Trust(a)	602,334	16,070,271

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	Number of Shares	Value
Douglas Emmett(a)	828,297	\$ 20,649,444
Highwoods Properties(a)	504,900	19,978,893
Hudson Pacific Properties	798,234	17,361,590
Kilroy Realty Corp.(a)	177,912	9,322,589
Mack-Cali Realty Corp.	462,527	13,232,897
Parkway Properties	551,648	10,233,070
SL Green Realty Corp.(a),(b)	465,457	40,080,502
		188,221,168
OFFICE/INDUSTRIAL 0.9%		
PS Business Parks	152,567	12,040,588
RESIDENTIAL 16.7%		
APARTMENT 15.3%		
Apartment Investment & Management Co.(a),(b)	1,113,104	34,127,769
AvalonBay Communities(a),(b)	136,572	17,299,575
Colonial Properties Trust(a)	966,400	21,850,304
Education Realty Trust(a),(b)	1,192,974	12,562,016
Equity Residential(a),(b)	1,265,002	69,651,010
Essex Property Trust(a)	107,500	16,187,350
Mid-America Apartment Communities	132,653	9,161,016
UDR(a)	725,365	17,546,580
		198,385,620
MANUFACTURED HOME 1.4%		
Sun Communities	174,978	8,631,665
TRI Pointe Homes(e)	492,869	9,931,310
		18,562,975
TOTAL RESIDENTIAL		216,948,595
SELF STORAGE 7.2%		
CubeSmart(a),(b)	838,238	13,244,160
Extra Space Storage	454,100	17,832,507
Public Storage(a),(b)	295,121	44,952,831
Sovran Self Storage	263,791	17,011,882
		93,041,380
SHOPPING CENTERS 27.1%		
COMMUNITY CENTER 10.1%		
Acadia Realty Trust(a),(b)	316,029	8,776,125
Cedar Realty Trust	853,985	5,217,849