

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B/A

March 02, 2006

PAGE 1
000 B000000 12/31/2005
000 C000000 0001157842
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000 J000000 A
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND INC
001 B000000 811-010481
001 C000000 2128323232
002 A000000 280 PARK AVENUE
002 B000000 NEW YORK
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007 C011000 10
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
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008 C000001 801-27721
008 D010001 NEW YORK
008 D020001 NY
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010 A000002 STATE STREET CORPORATION
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012 A000001 THE BANK OF NEW YORK
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PAGE 2
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013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
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014 A000001 COHEN & STEERS SECURITIES, LLC
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020 A000001 JEFFERIES COMPANY INC.
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020 A000005 UBS SECURITIES LLC
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020 A000006 MERRILL LYNCH PIERCE FENNER
020 B000006 13-5674085
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020 A000007 LEHMAN BROTHERS INC.
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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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087	A020000	19247L106
087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	