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COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-A

August 24, 2006

PAGE 1
000 A000000 06/30/2006
000 C000000 0000891290
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 TOTAL RETURN REALTY FUND, INC.
001 B000000 811-071540
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
007 C010200 2
007 C010300 3
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007 C017900 79
007 C018000 80

PAGE 3

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
010 C010001 BOSTON
010 C020001 MA
010 C030001 02110
012 A000001 THE BANK OF NEW YORK
012 B000001 85-05006
012 C010001 NEW YORK
012 C020001 NY
012 C030001 10007

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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
015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02110
015 C040001 8200
015 E010001 X
018 000000 Y
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019 B000000 19
019 C000000 COHENSTEER
020 A000001 UBS SECURITIES LLC
020 B000001 13-3873456
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020 A000002 LEHMAN BROTHERS INC.
020 B000002 13-2518466
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020 A000003 JEFFERIES & COMPANY INC.
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020 A000004 BEAR STEARNS SECURITIES CORP
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020 A000005 STIFEL NICOLAUS & CO INC.
020 B000005 43-0538770
020 C000005 3
020 A000006 MERRILL LYNCH PIERCE FENNER
020 B000006 13-5674085
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PAGE 4
020 A000007 BANC AMERICA SECURITY LLC MONTGOMERY
020 B000007 56-2058405
020 C000007 2
020 A000008 GOLDMAN SACHS & CO.
020 B000008 13-5108880
020 C000008 2
020 A000009 FRIEDMAN BILLINGS & RAMSEY
020 B000009 52-1630477
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020 A000010 ISI GROUP INC.
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054 M000000 Y
054 N000000 N
054 O000000 N
055 A000000 N
055 B000000 N
PAGE 7
056 000000 Y
057 000000 N
058 A000000 N
059 000000 Y
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070 G010000 Y
PAGE 8
070 G020000 N
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PAGE 11

| | |
|-------------|---|
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| | |
|-----------|----------------|
| SIGNATURE | ADAM DERECHIN |
| TITLE | VICE PRESIDENT |