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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 26, 2004

PAGE 1  
000 A000000 06/30/2004  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
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000 H000000 N  
000 I000000 6.1  
000 J000000 A  
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002 B000000 NEW YORK  
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012 C010002 NEW YORK  
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020 A000003 JEFFERIES & CO., INC.  
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020 A000005 LEHMAN BROTHERS, INC.  
020 B000005 13-2518466  
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020 A000006 ISI GROUP INC.  
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020 A000007 BANC AMERICA SECURITY LLC MONT  
020 B000007 56-2058405  
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020 A000009 STATUS SECURITIES  
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020 A000010 GOLDMAN SACHS  
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	