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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-B

March 01, 2006

PAGE 1  
000 B000000 12/31/2005  
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000 E000000 NF  
000 F000000 Y  
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001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND INC  
001 B000000 811-010481  
001 C000000 2128323232  
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
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010 A000002 STATE STREET CORPORATION  
010 B000002 85-05003  
010 C010002 BOSTON  
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010 C030002 02110  
012 A000001 THE BANK OF NEW YORK  
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012 A000002 DELETE  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
013 B020001 NY

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014 A000001 COHEN & STEERS SECURITIES, LLC  
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020 A000001 JEFFERIES COMPANY INC.  
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020 A000002 GOLDMAN SACHS + CO  
020 B000002 13-5108880  
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020 A000003 LEGG MASON WOOD WALKER INC.  
020 B000003 52-0902557  
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020 A000004 BANC AMERICA SECURITY LLC MONTGOMERY  
020 B000004 56-2058405  
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020 A000005 UBS SECURITIES LLC  
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020 A000006 MERRILL LYNCH PIERCE FENNER  
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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 A000009 WACHOVIA CAPITAL MARKETS LLC  
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PAGE 3

022 A000001 STATE STREET CORP  
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070 A020000 N  
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PAGE 7

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PAGE 8

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087	A030000	RQI
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	