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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
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000 I000000 6.1
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001 B000000 811-010481
001 C000000 2128323232
002 A000000 757 THIRD AVENUE
002 B000000 NEW YORK
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012 A000001 EQUISERVE TRUST COMPANY
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020 A000003 JEFFERIES & CO., INC.
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020 C000003 6
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020 A000005 LEHMAN BROTHERS, INC.
020 B000005 13-2518466
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020 A000006 ISI GROUP INC.
020 C000006 4
020 A000007 BANC AMERICA SECURITY LLC MONT
020 B000007 56-2058405
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020 A000008 BEAR STEARNS
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022 A000004 CITIGROUP GLOBAL MARKETS
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	