

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-B  
February 25, 2003

PAGE 1  
000 B000000 12/31/2002  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
000 G000000 N  
000 H000000 N  
000 I000000 6.1  
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001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND INC  
001 B000000 811-010481  
001 C000000 2128323232  
002 A000000 757 THIRD AVENUE  
002 B000000 NEW YORK  
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
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010 A000001 STATE STREET CORPORATION  
010 B000001 85-05003  
010 C010001 BOSTON  
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013 A000001 PRICEWATERHOUSECOOPERS, LLC  
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013 B010001 NEW YORK  
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014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION

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020 A000001 JEFFERIES & CO  
020 B000001 95-2622900  
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020 A000002 LEHMAN BROTHERS INC.  
020 B000002 13-2518466  
020 C000002 131  
020 A000003 LEGG MASON WOOD WALKER  
020 B000003 13-5659485  
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020 A000004 RAYMOND JAMES AND ASSOC.  
020 B000004 59-1237041  
020 C000004 85  
020 A000005 MORGAN STANLEY CO. INC.  
020 B000005 13-2655998  
020 C000005 80  
020 A000006 GREEN STREET ADVISORS INC.  
020 C000006 78  
020 A000007 BANCAMERICA SECURITY LLC MONT.  
020 B000007 95-4035346  
020 C000007 64  
020 A000008 MERRILL LYNCH PIERCE FENNER  
020 B000008 13-5674085  
020 C000008 63  
020 A000009 FIRST UNION CAPITAL MARKETS  
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022 A000001 MERRILL LYNCH PIERCE FENNER  
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022 A000002 JEFFERIES & CO., INC.  
PAGE 3  
022 B000002 95-2622900  
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022 A000003 RAYMOND JAMES AND ASSOC.  
022 B000003 59-1237041  
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022 A000004 LEHMAN BROTHERS, INC.  
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022 B000005 13-5659485  
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022 A000006 B TRADE SERVICES

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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	