

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form NSAR-B
February 29, 2012

PAGE 1
000 B000000 12/31/2011
000 C000000 0001157842
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 QUALITY INCOME REALTY FUND
001 B000000 811-10481
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
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 COHEN & STEERS CAPITAL MANAGEMENT, INC.
010 B000001 801-27721
010 C010001 NEW YORK
010 C020001 NY
010 C030001 10017
010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
010 C020002 MA
010 C030002 02111
012 A000001 COMPUTERSHARE
012 B000001 85-05006
012 C010001 JERSEY CITY
012 C020001 NJ
012 C030001 07310
013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
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013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION
PAGE 2
015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02111
015 C040001 8200
015 E010001 X

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015 A000002 UNICREDIT BANK AUSTRIA AG
015 B000002 S
015 C010002 VIENNA
015 D010002 AUSTRIA
015 E040002 X
015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.
015 B000003 S
015 C010003 SYDNEY
015 D010003 AUSTRALIA
015 E040003 X
015 A000004 DEUTSCHE BANK AG
015 B000004 S
015 C010004 BRUSSELS
015 D010004 BELGIUM
015 E040004 X
015 A000005 CITIBANK, N.A.
015 B000005 S
015 C010005 SAO PAULO
015 D010005 BRAZIL
015 E040005 X
015 A000006 STATE STREET TRUST COMPANY CANADA
015 B000006 S
015 C010006 TORONTO
015 D010006 CANADA
015 E040006 X
015 A000007 CLEARSTREAM BANKING SA
015 B000007 S
015 C010007 LUXEMBOURG
015 D010007 LUXEMBOURG
015 E040007 X
015 A000008 CREDIT SUISSE
015 B000008 S
015 C010008 ZURICH
015 D010008 SWITZERLAND
015 E040008 X
015 A000009 DEUTSCHE BANK AG
015 B000009 S
015 C010009 FRANKFURT
015 D010009 GERMANY
015 E040009 X
015 A000010 SKANDINAVISKA ENSKILDA BANKEN AB
015 B000010 S
015 C010010 COPENHAGEN
015 D010010 DENMARK
015 E040010 X
PAGE 3
015 A000011 DEUTSCHE BANK S.A.E.
015 B000011 S
015 C010011 BARCELONA
015 D010011 SPAIN
015 E040011 X
015 A000012 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)
015 B000012 S
015 C010012 HELSINKI
015 D010012 FINLAND
015 E040012 X
015 A000013 DEUTSCHE BANK AG
015 B000013 S
015 C010013 PARIS
015 D010013 FRANCE
015 E040013 X
015 A000014 STATE STREET BANK & TRUST CO

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015 B000014 S
015 C010014 LONDON
015 D010014 UNITED KINGDOM
015 E040014 X
015 A000015 STANDARD CHARTERED BANK
015 B000015 S
015 C010015 HONG KONG
015 D010015 HONG KONG
015 E040015 X
015 A000016 Deutsche Bank S.p.A
015 B000016 S
015 C010016 MILAN
015 D010016 Italy
015 E040016 X
015 A000017 THE HONG KONG & SHANGHAI BANKING CORP., LTD.
015 B000017 S
015 C010017 Tokyo
015 D010017 Japan
015 E040017 X
015 A000018 DEUTSCHE BANK AG
015 B000018 S
015 C010018 AMSTERDAM
015 D010018 NETHERLANDS
015 E040018 X
015 A000019 SKANDINAVISKA ENSKILDA BANKEN AB
015 B000019 S
015 C010019 OSLO
015 D010019 NORWAY
015 E040019 X
015 A000020 THE HONGKONG AND SHANGHAI BANKING CORP LTD
015 B000020 S
015 C010020 AUCKLAND
015 D010020 NEW ZEALAND
015 E040020 X
015 A000021 SKANDINAVISKA ENSKILDA BANKEN AB
PAGE 4
015 B000021 S
015 C010021 STOCKHOLM
015 D010021 SWEDEN
015 E040021 X
015 A000022 CITIBANK N.A.
015 B000022 S
015 C010022 SINGAPORE
015 D010022 SINGAPORE
015 E040022 X
018 000000 Y
019 A000000 Y
019 B000000 19
019 C000000 COHENSTEER
020 A000001 J.P. MORGAN SECURITIES, INC.
020 B000001 13-3379014
020 C000001 222
020 A000002 MERRILL LYNCH & CO.
020 B000002 13-5674085
020 C000002 122
020 A000003 CITIGROUP GLOBAL MARKETS INC.
020 B000003 11-2418191
020 C000003 107
020 A000004 UBS AG
020 B000004 13-3873456
020 C000004 98
020 A000005 GOLDMAN SACHS & CO.

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020 B000005 13-5108880
020 C000005 95
020 A000006 BARCLAYS CAPITAL INC.
020 B000006 06-1031656
020 C000006 84
020 A000007 CREDIT SUISSE
020 B000007 13-5659485
020 C000007 70
020 A000008 KEEFE, BRUYETTE & WOODS, INC.
020 B000008 13-1964616
020 C000008 66
020 A000009 WELLS FARGO SECURITIES, LLC
020 B000009 94-3379992
020 C000009 55
020 A000010 DEUTSCHE BANK
020 B000010 13-2730828
020 C000010 53
021 000000 1359
022 A000001 FEDERATED GOVERNMENT OBLIGATIONS FUND
022 C000001 204450
022 D000001 207451
022 A000002 STATE STR INSTL LIQUID RESVS FUND
022 C000002 101850
022 D000002 116207
022 A000003 BLACKROCK INVESTMENTS, LLC

PAGE 5

022 C000003 107800
022 D000003 96450
023 C000000 414100
023 D000000 420108
024 000000 Y
025 A000001 CITIGROUP GLOBAL MARKETS INC.
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052 000000 N
053 A000000 Y
053 B000000 Y
053 C000000 N
054 A000000 Y
PAGE 7
054 B000000 Y
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066 G000000 N
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PAGE 8
068 A000000 N
068 B000000 N
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070 A010000 Y

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| 072 W000000 | 230 |
| 072 X000000 | 20438 |
| 072 Y000000 | 307 |
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| 074 R020000 | 0 |
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| 074 R040000 | 18225 |
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| 077 J000000 | N |
| 077 K000000 | N |
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077 N000000 N
077 O000000 N
077 P000000 N
077 Q010000 N
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078 000000 N
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080 C000000 9775
081 A000000 Y
081 B000000 7
082 A000000 Y
082 B000000 25
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087 A010000 COMMON STOCK
087 A020000 19247L106
087 A030000 RQI
088 A000000 N
088 B000000 N
088 C000000 N
088 D000000 N
SIGNATURE LESTER LAY
TITLE VICE PRESIDENT