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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
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000 H000000 N
000 I000000 6.1
000 J000000 A
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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002 D010000 10017
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
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008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 STATE STREET CORPORATION
010 B000001 85-05003
010 C010001 BOSTON
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013 A000001 PRICEWATERHOUSECOOPERS, LLC
PAGE 2
013 B010001 NEW YORK
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014 A000001 COHEN & STEERS SECURITIES, LLC
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015 A000001 STATE STREET CORPORATION

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019 C000000 COHENSTEER
020 A000001 JEFFERIES & CO
020 B000001 95-2622900
020 C000001 238
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020 A000003 LEGG MASON WOOD WALKER
020 B000003 13-5659485
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020 A000004 RAYMOND JAMES AND ASSOC.
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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
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020 A000008 MERRILL LYNCH PIERCE FENNER
020 B000008 13-5674085
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020 B000009 56-1529080
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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 A000005 LEGG MASON WOOD WALKER
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022 A000006 B TRADE SERVICES

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054 E000000 N
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PAGE 7
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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	