

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-A

August 24, 2006

PAGE 1  
000 A000000 06/30/2006  
000 C000000 0000891290  
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 TOTAL RETURN REALTY FUND, INC.  
001 B000000 811-071540  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
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007 C013600 36  
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007 C017900 79  
007 C018000 80

PAGE 3

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 STATE STREET CORPORATION  
010 B000001 85-05003  
010 C010001 BOSTON  
010 C020001 MA  
010 C030001 02110  
012 A000001 THE BANK OF NEW YORK  
012 B000001 85-05006  
012 C010001 NEW YORK  
012 C020001 NY  
012 C030001 10007

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013 A000001 PRICEWATERHOUSECOOPERS LLP  
 013 B010001 NEW YORK  
 013 B020001 NY  
 013 B030001 10019  
 014 A000001 COHEN & STEERS SECURITIES, LLC  
 014 B000001 8-00  
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 020 A000001 UBS SECURITIES LLC  
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 020 A000002 LEHMAN BROTHERS INC.  
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 020 A000003 JEFFERIES & COMPANY INC.  
 020 B000003 95-2622900  
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 020 A000004 BEAR STEARNS SECURITIES CORP  
 020 B000004 13-3299429  
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 020 A000005 STIFEL NICOLAUS & CO INC.  
 020 B000005 43-0538770  
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 020 A000006 MERRILL LYNCH PIERCE FENNER  
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 020 A000007 BANC AMERICA SECURITY LLC MONTGOMERY  
 020 B000007 56-2058405  
 020 C000007 2  
 020 A000008 GOLDMAN SACHS & CO.  
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 020 A000009 FRIEDMAN BILLINGS & RAMSEY  
 020 B000009 52-1630477  
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 020 A000010 ISI GROUP INC.  
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054 M000000 Y  
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 PAGE 7  
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 PAGE 8  
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PAGE 11

|             |   |
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SIGNATURE ADAM DERECHIN

TITLE VICE PRESIDENT