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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 25, 2006

PAGE 1
000 A000000 06/30/2006
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
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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 280 PARK AVENUE
002 B000000 NEW YORK
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008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
008 C000001 801-27721
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008 D020001 NY
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010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
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010 A000002 STATE STREET CORPORATION
010 B000002 85-05003
010 C010002 BOSTON
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012 A000001 THE BANK OF NEW YORK
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012 A000002 DELETE
013 A000001 PRICEWATERHOUSECOOPERS, LLP
013 B010001 NEW YORK
013 B020001 NY

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013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
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020 A000001 LEHMAN BROTHERS INC.
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020 A000010 ISI GROUP INC.
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PAGE 3

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SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	

