

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form NSAR-B

March 01, 2006

PAGE 1
000 B000000 12/31/2005
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
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
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PAGE 2
007 C013000 30
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007 C013500 35

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007 C013600 36
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007 C016500 65
007 C016600 66
007 C016700 67
007 C016800 68
007 C016900 69
007 C017000 70
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
PAGE 3
010 C030001 02110
012 A000001 THE BANK OF NEW YORK
012 B000001 85-05006
012 C010001 NEW YORK
012 C020001 NY
012 C030001 10007
013 A000001 PRICEWATERHOUSECOOPERS LLP
013 B010001 NEW YORK
013 B020001 NY
013 B030001 10019
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-00
015 A000001 STATE STREET CORPORATION
015 B000001 C
015 C010001 BOSTON
015 C020001 MA

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015 C030001 02110
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 020 B000001 13-5108880
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 020 A000002 LEHMAN BROTHERS INC.
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 020 C000002 9
 020 A000003 BANC/AMERICA SECUR.LLC MONTGOMERY DIV
 020 B000003 56-2058405
 020 C000003 9
 020 A000004 LEGG MASON WOOD WALKER INC.
 020 B000004 52-0902557
 020 C000004 8
 020 A000005 CITIGROUP GLOBAL MARKETS INC.
 020 B000005 11-2418191
 020 C000005 8
 020 A000006 JEFFERIES & COMPANY INC.
 020 B000006 95-2622900
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 020 A000007 UBS SECURITIES LLC
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 020 A000008 MERRILL LYNCH PIERCE FENNER
 020 B000008 13-5674085
 020 C000008 5
 020 A000009 CREDIT SUISSE FIRST BOSTON CORP
 020 B000009 13-5659485
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 021 000000 103
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 022 B000003 95-2622900
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 022 A000004 MERRILL LYNCH, PIERCE, FENNER + SMITH, INC.
 022 B000004 13-5674085
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 022 C000005 681
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 022 A000006 CITIGROUP GLOBAL MARKETS INC
 022 B000006 11-2418191
 022 C000006 867

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054 E000000 N
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 PAGE 7
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 PAGE 8
 070 C020000 N
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 070 D020000 N
 070 E010000 N

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070	E020000	N	
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072AA	000000		17686
072BB	000000		0
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072DD010000	4575
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072EE000000	17542
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074 U020000	0
074 V010000	18.01
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074 W000000	0.0000
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PAGE 10

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075 B000000	178419
076 000000	18.53
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077 B000000	Y
078 000000	N
080 A000000	NATIONAL UNION FIRE INSURANCE COMPANY
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087	A030000	RFI
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088	C000000	N
088	D000000	N
SIGNATURE	ADAM DERECHIN	
TITLE	VICE PRESIDENT	