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COHEN & STEERS INC
Form 13F-HR
May 13, 2005

Cohen & Steers Capital Management, Inc.
FORM 13F
March 31, 2005

Name of Issuer	Title of class	CUSIP	Value (x\$1000)	Shares/ Prn Amt	Sh/ Prn
AGL Resources	COM	001204106	15655	448196	SH
AMB Property Corp.	COM	00163T109	123621	3304103	SH
Abbott Laboratories	COM	002824100	1613	34600	SH
Affordable Residential Communities	COM	008273104	74333	5876140	SH
Alexanders Inc.	COM	014752109	1521	6300	SH
Alexandria Real Estate	COM	015271109	2266	39193	SH
Alltel Corp	COM	020039103	1552	28300	SH
Altria Group Inc	COM	02209S103	4021	61500	SH
Ameren Corp	COM	023608102	117687	2401288	SH
American Campus Communities	COM	024835100	21254	1012100	SH
American Electric Power Co	COM	025537101	24929	731908	SH
American Financial Realty Tr	COM	02607p305	8894	607900	SH
AmlI Residential	COM	001735109	95917	3501900	SH
Amsouth Bancorporation	COM	032165102	3158	121700	SH
Apartment Investment	COM	03748R101	78766	2193402	SH
Archstone-Smith Tr.	COM	039583109	357449	10479313	SH
Arden Realty	COM	039793104	335128	9866386	SH
Atmos Energy Corp	COM	049560105	12827	475058	SH
AvalonBay Comm.	COM	053484101	371054	5547219	SH
Avery Dennison Corp.	COM	053611109	1654	26700	SH
BRE Properties	COM	05564E106	132118	3742717	SH
Bank of America Corp.	COM	060505104	4556	103300	SH
Bellsouth Corp	COM	079860102	4895	186200	SH
Bemis Company	COM	081437105	1559	50100	SH
BioMed Property Trust	COM	09063H107	26856	1303680	SH
Boston Properties	COM	101121101	462380	7676906	SH
Brandywine Realty Tr.	COM	105368203	210975	7428685	SH
Brookfield Properties	COM	112900105	189789	4929572	SH
CBL & Associates	COM	124830100	94608	1322998	SH
CINergy Corp	COM	172474108	109550	2703595	SH
CMS Energy Corp	COM	125896100	261	20000	SH
CRT Properties	COM	22876P109	49809	2286900	SH
Camden Pty Trust	COM	133131102	74332	1580535	SH
Capital Trust	COM	14052H506	14752	444600	SH
CarrAmerica Realty	COM	144418100	259396	8221733	SH
Catellus Development	COM	149113102	121551	4561010	SH
Cedar Shopping Centers Inc.	COM	150602209	36714	2578200	SH
ChevronTexaco Corp.	COM	166764100	3178	54500	SH
Citigroup Inc	COM	172967101	1353	30100	SH
Cleco Corporation	COM	12561W105	11349	532816	SH
Coca Cola Co.	COM	191216100	1550	37200	SH
Colonial Property Tr	COM	195872106	108136	2815300	SH
Commercial Net Lease	COM	202218103	27681	1500300	SH
Consolidated Edison Inc	COM	209115104	89740	2127548	SH
Constellation Energy Group	COM	210371100	2766	53500	SH
Crescent Real Estate	COM	225756105	61203	3745600	SH
DPL Inc.	COM	233293109	875	35000	SH
DTE Energy Co	COM	233331107	114491	2517386	SH

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Developers Divers.	COM	251591103	135066	3397879	SH
Dominion Resources Inc	COM	25746U109	51918	697544	SH
Dow Chemical Co	COM	260543103	1491	29900	SH
Du Pont El de Nemours	COM	263534109	3110	60700	SH
Duke Energy Corporation	COM	264399106	128613	4591692	SH
Duke Realty Corporation	COM	264411505	1436	48120	SH
E.ON AG-Spons ADR	COM	268780103	38076	1324374	SH
Eastgroup Properties	COM	277276101	14194	376500	SH
Edison International	COM	281020107	51734	1490040	SH
Education Realty Trust	COM	28140H104	36089	2170100	SH
Eli Lilly and Company	COM	532457108	3011	57800	SH
Emerson Electric Co	COM	291011104	1435	22100	SH
Enel SpA -Spon ADR	COM	29265W108	16904	352100	SH
Energen Corp	COM	29265N108	2268	34053	SH
Energy East Corp	COM	29266M109	21678	826780	SH
Entergy Corp	COM	29364G103	85661	1212304	SH
Entertainment Properties	COM	29380T105	2312	55800	SH
Equitable Resources Inc	COM	294549100	47929	834410	SH
Equity Inns Inc	COM	294703103	21265	1927900	SH
Equity Office Pptys	COM	294741103	592287	19657710	SH
Equity Residential	COM	29476L107	255011	7917127	SH
Essex Property Tr.	COM	297178105	85947	1243808	SH
Exelon Corp	COM	30161N101	112632	2454397	SH
Extra Space Storage Inc.	COM	30225T102	46310	3430400	SH
FPL Group Inc	COM	302571104	64546	1607624	SH
Fairpoint Communicationss Inc	COM	305560104	26946	1800000	SH
Federal Realty Inv.	COM	313747206	103643	2143600	SH
First Horizon National Corp.	COM	320517105	3961	97100	SH
First Industrial Rlty	COM	32054K103	180945	4783100	SH
FirstEnergy Corp	COM	337932107	35278	840955	SH
Forest City Enterprises	COM	345550107	9289	145600	SH
GMH Communities Trust	COM	36188G102	54741	4674755	SH
Gables Residential Tr	COM	362418105	158676	4765057	SH
General Electric	COM	369604103	1605	44500	SH
General Growth	COM	370021107	208454	6113019	SH
Glimcher Realty Tr	COM	379302102	124804	5266000	SH
Gramercy Capital Corp	COM	384871109	39000	2000000	SH
HJ Heinz Company	COM	423074103	3176	86200	SH
HRPT Properties Tr.	COM	40426W101	117269	9846300	SH
Hawaiian Electric Industries	COM	419870100	35606	1395204	SH
Health Care Ppty	COM	421915109	218933	9328208	SH
Health Care REIT	COM	42217K106	157076	4908625	SH
Healthcare Rlty Tr.	COM	421946104	45587	1251000	SH
Heritage Property Investment	COM	42725M107	135546	4566900	SH
Highwoods Properties	COM	431284108	119000	4436990	SH
Hilton Hotels Corp	COM	432848109	81216	3633829	SH
Home Properties	COM	437306103	130729	3369300	SH
Hospitality Pptys Tr	COM	44106M102	155972	3862600	SH
Host Marriott	COM	44107P104	225509	13617667	SH
Inland Real Estate Corp	COM	457461200	33649	2238800	SH
Kerr McGee Corp.	COM	492386107	3830	48900	SH
KeyCorp	COM	493267108	4640	143000	SH
Keyspan Corp	COM	49337W100	67178	1723837	SH
Kilroy Realty	COM	49427F108	148147	3621284	SH
Kimberly-Clark Corp.	COM	494368103	3155	48000	SH
Kimco Realty Corp.	COM	49446R109	4830	89610	SH
Kramont Realty Trust	COM	50075Q107	82274	3516000	SH
LTC Properties	COM	502175102	3408	196400	SH
Lexington Corporate	COM	529043101	50058	2281600	SH
Liberty Property Tr	COM	531172104	263750	6754148	SH
Macerich	COM	554382101	312020	5856234	SH
Mack-Cali Realty	COM	554489104	288212	6805473	SH

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Maguire Properties	COM	559775101	153436	6425300	SH
Marathon Oil Corp.	COM	565849106	3439	73300	SH
Mid-America Apartment Communities	COM	59522J103	69562	1905800	SH
Mills Corp	COM	601148109	334939	6331546	SH
Mission West	COM	605203108	21533	2031400	SH
National City Corp.	COM	635405103	4472	133500	SH
National Grid Transco-ADR	COM	636274102	39197	838447	SH
Nationwide Health	COM	638620104	164948	8161700	SH
New Jersey Resources Corp	COM	646025106	785	18027	SH
New Plan Excel Rlty	COM	648053106	81139	3231310	SH
Newcastle Investment Corporation	COM	65105M108	159508	5388776	SH
Newell Rubbermaid Inc.	COM	651229106	4643	211600	SH
NiSource Inc	COM	65473P105	9063	397681	SH
Nstar	COM	67019E107	16804	309460	SH
Omega Healthcare	COM	681936100	3264	297300	SH
Oneok Inc	COM	682680103	3372	109400	SH
PG&E Corp	COM	69331C108	72234	2118307	SH
PPG Industries Inc.	COM	693506107	1602	22400	SH
PPL Corp	COM	69351T106	39733	735939	SH
Pan Pacific	COM	69806L104	61247	1079237	SH
Pennsylvania REIT	COM	709102107	17434	432400	SH
Pepco Holdings Inc	COM	713291102	52521	2502210	SH
Pfizer Inc.	COM	717081103	3363	128000	SH
Pinnacle West Capital Corp	COM	723484101	62109	1461050	SH
Pitney Bowes Inc	COM	724479100	1557	34500	SH
Post Properties	COM	737464107	113347	3651643	SH
Prentiss Properties	COM	740706106	221496	6484080	SH
ProLogis	COM	743410102	313951	8462299	SH
Progress Energy Inc	COM	743263105	53958	1286234	SH
PS Business Parks Inc	COM	69360J107	113	2811	SH
Public Service Enterprise Group	COM	744573106	98519	1811343	SH
Public Storage Inc.	COM	74460D109	209370	3677043	SH
Public Storage-Series A	COM	74460D729	23150	826200	SH
Puget Energy Inc	COM	745310102	13695	621365	SH
Questar Corp	COM	748356102	3208	54139	SH
RR Donnelley & Sons	COM	257867101	3061	96800	SH
Ramco-Gershenson	COM	751452202	44021	1621400	SH
Reckson Assoc	COM	75621K106	266807	8690805	SH
Regency Centers Corp	COM	758849103	46813	982845	SH
Regions Financial Corp	COM	7591EP100	3143	97000	SH
SL Green Realty	COM	78440X101	158464	2818656	SH
Scana Corp Hldg Co.	COM	80589M102	10290	269239	SH
Scottish Power Plc-ADR	COM	81013T705	11379	364717	SH
Sempra Energy	COM	816851109	13417	336768	SH
Shurgard Storage	COM	82567D104	183897	4487489	SH
Simon Property Group	COM	828806109	448684	7406467	SH
Southern Co	COM	842587107	121719	3824024	SH
Sovran Self Storage	COM	84610H108	36927	931800	SH
Starwood Hotels	COM	85590A203	159456	2656278	SH
Strategic Hotel Capital	COM	86272T106	28780	1957800	SH
Sun Communities	COM	866674104	109543	3059870	SH
TXU Corp	COM	873168108	44007	552640	SH
Taubman Centers	COM	876664103	138039	4976159	SH
Thomas Properties Group	COM	884453101	3420	275400	SH
Town & Country	COM	892081100	44936	1698900	SH
Trizec Properties	COM	89687P107	55113	2900695	SH
U-Store-It Trust	COM	91274F104	48146	2767000	SH
US Bancorp	COM	902973304	4041	140200	SH
UST Inc	COM	902911106	3195	61800	SH
United Dominion Realty Trust	COM	910197102	973	46645	SH
Urstadt Biddle Class A	COM	917286205	9609	630100	SH
Vectren Corporation	COM	92240G101	16496	619215	SH

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Ventas Inc.	COM	92276F100	294913	11815415	SH
Verizon Communications	COM	92343V104	4753	133900	SH
Vornado Realty Tr.	COM	929042109	467981	6755892	SH
Washington Mutual	COM	939322103	4543	115000	SH
Waste Management Inc	COM	94106L109	2432	84300	SH
Weingarten Realty	COM	948741103	3276	94905	SH
Westar Energy	COM	95709T100	892	41225	SH
Weyerhaeuser Co	COM	962166104	1363	19900	SH
Whirlpool Corp	COM	963320106	1727	25500	SH
Worthington Industries Inc	COM	981811102	2932	152100	SH
Wyeth	COM	983024100	1696	40200	SH
Xcel Energy Inc	COM	98389B100	54203	3155003	SH
iStar Financial	COM	45031U101	155590	3778300	SH
RWE AG	COM	4768962	10734	177500	SH
Scottish & Southern Energy	COM	0790873	8459	507805	SH
Abbey Nat. ADR 7.375% (ANB B)	PFD	002920700	2822	105700	SH
Abbey Nat. ADR 7.375% (ANB C)	PFD	002920809	12899	493264	SH
Crescent Real Estate Pr.A	PFD	225756204	57777	2684800	SH
Felcor Lodging Pr.A	PFD	31430F200	6450	260700	SH
Royal Bank of Scotland Pr.H	PFD	780097879	1412	55600	SH

14872698

Voting Authority

Name of Issuer	Put/ Call	Invstmt Dcretn	Othr Mgrs	Sole	Shared	None
AGL Resources		Sole		448196	0	0
AMB Property Corp.		Sole		3093594	33709	176800
Abbott Laboratories		Sole		34600	0	0
Affordable Residential Communities		Sole		5741440	0	134700
Alexanders Inc.		Sole		6300	0	0
Alexandria Real Estate		Sole		35200	3993	0
Alltel Corp		Sole		28300	0	0
Altria Group Inc		Sole		61500	0	0
Ameren Corp		Sole		2401288	0	0
American Campus Communities		Sole		1007700	0	4400
American Electric Power Co		Sole		731908	0	0
American Financial Realty Tr		Sole		607900	0	0
Amlis Residential		Sole		3496000	0	5900
Amsouth Bancorporation		Sole		121700	0	0
Apartment Investment		Sole		2083145	37357	71900
Archstone-Smith Tr.		Sole		10171502	69251	238560
Arden Realty		Sole		9703172	34005	163214
Atmos Energy Corp		Sole		475058	0	0
AvalonBay Comm.		Sole		5279641	35994	231584
Avery Dennison Corp.		Sole		26700	0	0
BRE Properties		Sole		3515545	24072	203100
Bank of America Corp.		Sole		103300	0	0
Bellsouth Corp		Sole		186200	0	0
Bemis Company		Sole		50100	0	0
BioMed Property Trust		Sole		1249480	0	54200
Boston Properties		Sole		7241846	36172	398888
Brandywine Realty Tr.		Sole		7369085	0	59600
Brookfield Properties		Sole		4642072	0	287500
CBL & Associates		Sole		1248113	16285	58600
CINergy Corp		Sole		2703595	0	0
CMS Energy Corp		Sole		20000	0	0
CRT Properties		Sole		2279300	0	7600
Camden Ppty Trust		Sole		1575600	4935	0

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Capital Trust	Sole	444600	0	0
CarrAmerica Realty	Sole	8061877	26802	133054
Catellus Development	Sole	4304821	0	256189
Cedar Shopping Centers Inc.	Sole	2572200	0	6000
ChevronTexaco Corp.	Sole	54500	0	0
Citigroup Inc	Sole	30100	0	0
Cleco Corporation	Sole	532816	0	0
Coca Cola Co.	Sole	37200	0	0
Colonial Property Tr	Sole	2811600	0	3700
Commercial Net Lease	Sole	1500300	0	0
Consolidated Edison Inc	Sole	2127548	0	0
Constellation Energy Group	Sole	53500	0	0
Crescent Real Estate	Sole	3745600	0	0
DPL Inc.	Sole	35000	0	0
DTE Energy Co	Sole	2517386	0	0
Developers Divers.	Sole	3242497	8800	146582
Dominion Resources Inc	Sole	697544	0	0
Dow Chemical Co	Sole	29900	0	0
Du Pont El de Nemours	Sole	60700	0	0
Duke Energy Corporation	Sole	4591692	0	0
Duke Realty Corporation	Sole	0	48120	0
E.ON AG-Spons ADR	Sole	1324374	0	0
Eastgroup Properties	Sole	375200	0	1300
Edison International	Sole	1490040	0	0
Education Realty Trust	Sole	2167400	0	2700
Eli Lilly and Company	Sole	57800	0	0
Emerson Electric Co	Sole	22100	0	0
Enel SpA -Spon ADR	Sole	352100	0	0
Energen Corp	Sole	34053	0	0
Energy East Corp	Sole	826780	0	0
Entergy Corp	Sole	1212304	0	0
Entertainment Properties	Sole	55800	0	0
Equitable Resources Inc	Sole	834410	0	0
Equity Inns Inc	Sole	1920900	0	7000
Equity Office Pptys	Sole	19067555	144757	445398
Equity Residential	Sole	7475464	95563	346100
Essex Property Tr.	Sole	1179008	0	64800
Exelon Corp	Sole	2454397	0	0
Extra Space Storage Inc.	Sole	3423000	0	7400
FPL Group Inc	Sole	1607624	0	0
Fairpoint Communicationss Inc	Sole	1800000	0	0
Federal Realty Inv.	Sole	2021300	0	122300
First Horizon National Corp.	Sole	97100	0	0
First Industrial Rlty	Sole	4779600	0	3500
FirstEnergy Corp	Sole	840955	0	0
Forest City Enterprises	Sole	145600	0	0
GMH Communities Trust	Sole	4599255	0	75500
Gables Residential Tr	Sole	4757100	3257	4700
General Electric	Sole	44500	0	0
General Growth	Sole	5765641	63078	284300
Glimcher Realty Tr	Sole	5258800	0	7200
Gramercy Capital Corp	Sole	2000000	0	0
HJ Heinz Company	Sole	86200	0	0
HRPT Properties Tr.	Sole	9836900	0	9400
Hawaiian Electric Industries	Sole	1395204	0	0
Health Care Ppty	Sole	9319600	0	8608
Health Care REIT	Sole	4905625	0	3000
Healthcare Rlty Tr.	Sole	1239300	10500	1200
Heritage Property Investment	Sole	4561700	0	5200
Highwoods Properties	Sole	4360090	0	76900
Hilton Hotels Corp	Sole	3366129	0	267700
Home Properties	Sole	3344400	17600	7300

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Hospitality Pptys Tr	Sole	3857200	0	5400
Host Marriott	Sole	12706167	24500	887000
Inland Real Estate Corp	Sole	2229500	0	9300
Kerr McGee Corp.	Sole	48900	0	0
KeyCorp	Sole	143000	0	0
Keyspan Corp	Sole	1723837	0	0
Kilroy Realty	Sole	3486184	0	135100
Kimberly-Clark Corp.	Sole	48000	0	0
Kimco Realty Corp.	Sole	59500	30110	0
Kramont Realty Trust	Sole	3508800	0	7200
LTC Properties	Sole	196400	0	0
Lexington Corporate	Sole	2275200	0	6400
Liberty Property Tr	Sole	6607435	27271	119442
Macerich	Sole	5690796	20820	144618
Mack-Cali Realty	Sole	6691398	27575	86500
Maguire Properties	Sole	6287200	7500	130600
Marathon Oil Corp.	Sole	73300	0	0
Mid-America Apartment Communities	Sole	1903400	0	2400
Mills Corp	Sole	6132246	0	199300
Mission West	Sole	2031400	0	0
National City Corp.	Sole	133500	0	0
National Grid Transco-ADR	Sole	838447	0	0
Nationwide Health	Sole	8155800	0	5900
New Jersey Resources Corp	Sole	18027	0	0
New Plan Excel Rlty	Sole	3220700	6910	3700
Newcastle Investment Corporation	Sole	5388776	0	0
Newell Rubbermaid Inc.	Sole	211600	0	0
NiSource Inc	Sole	397681	0	0
Nstar	Sole	309460	0	0
Omega Healthcare	Sole	291000	0	6300
Oneok Inc	Sole	109400	0	0
PG&E Corp	Sole	2118307	0	0
PPG Industries Inc.	Sole	22400	0	0
PPL Corp	Sole	735939	0	0
Pan Pacific	Sole	1011066	21971	46200
Pennsylvania REIT	Sole	428200	0	4200
Pepco Holdings Inc	Sole	2502210	0	0
Pfizer Inc.	Sole	128000	0	0
Pinnacle West Capital Corp	Sole	1461050	0	0
Pitney Bowes Inc	Sole	34500	0	0
Post Properties	Sole	3474733	24810	152100
Prentiss Properties	Sole	6376337	25243	82500
ProLogis	Sole	7895474	58325	508500
Progress Energy Inc	Sole	1286234	0	0
PS Business Parks Inc	Sole	0	2811	0
Public Service Enterprise Group	Sole	1811343	0	0
Public Storage Inc.	Sole	3429824	34219	213000
Public Storage-Series A	Sole	826200	0	0
Puget Energy Inc	Sole	621365	0	0
Questar Corp	Sole	54139	0	0
RR Donnelley & Sons	Sole	96800	0	0
Ramco-Gershenson	Sole	1618200	0	3200
Reckson Assoc	Sole	8476085	45520	169200
Regency Centers Corp	Sole	929945	0	52900
Regions Financial Corp	Sole	97000	0	0
SL Green Realty	Sole	2641296	23060	154300
Scana Corp Hldg Co.	Sole	269239	0	0
Scottish Power Plc-ADR	Sole	364717	0	0
Sempra Energy	Sole	336768	0	0
Shurgard Storage	Sole	4251963	18526	217000
Simon Property Group	Sole	7021868	65397	319202
Southern Co	Sole	3824024	0	0

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Sovran Self Storage	Sole	930100	0	1700
Starwood Hotels	Sole	2367378	0	288900
Strategic Hotel Capital	Sole	1952000	0	5800
Sun Communities	Sole	2934070	0	125800
TXU Corp	Sole	552640	0	0
Taubman Centers	Sole	4713102	29557	233500
Thomas Properties Group	Sole	275400	0	0
Town & Country	Sole	1695400	0	3500
Trizec Properties	Sole	2723595	0	177100
U-Store-It Trust	Sole	2762100	0	4900
US Bancorp	Sole	140200	0	0
UST Inc	Sole	61800	0	0
United Dominion Realty Trust	Sole	0	46645	0
Urstadt Biddle Class A	Sole	630100	0	0
Vectren Corporation	Sole	619215	0	0
Ventas Inc.	Sole	11554115	0	261300
Verizon Communications	Sole	133900	0	0
Vornado Realty Tr.	Sole	6473622	37218	245052
Washington Mutual	Sole	115000	0	0
Waste Management Inc	Sole	84300	0	0
Westar Energy	Sole	41225	0	0
Weyerhaeuser Co	Sole	19900	0	0
Whirlpool Corp	Sole	25500	0	0
Worthington Industries Inc	Sole	152100	0	0
Wyeth	Sole	40200	0	0
Xcel Energy Inc	Sole	3155003	0	0
iStar Financial	Sole	3773400	0	4900
RWE AG	Sole	177500	0	0
Scottish & Southern Energy	Sole	507805	0	0
Abbey Nat. ADR 7.375% (ANB B)	Sole	105700	0	0
Abbey Nat. ADR 7.375% (ANB C)	Sole	493264	0	0
Crescent Real Estate Pr.A	Sole	2684800	0	0
Felcor Lodging Pr.A	Sole	260700	0	0
Royal Bank of Scotland Pr.H	Sole	55600	0	0

REPORT SUMMARY

192 DATA RECORDS

1 OTHER MANAGER ON WHOSE BEHALF REPORT IS FILED