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COHEN & STEERS INC
Form 13F-HR
November 09, 2005

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: September 30, 2005
Check here if Amendment []; Amendment Number:
This Amendment (Check only one.): [] is a restatement.
[] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Cohen & Steers Capital Management Inc..
Address: 757 Third Avenue
New York, NY 10017

Form 13F File Number: 28-2405

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

Person Signing this Report on Behalf of Reporting Manager:

Name: Robert Steers
Title: Co-Chariman and Co-Chief Executive Officer
Phone: (212) 832-3232

Signature, Place, and Dating of Signing: November 9, 2005

/s/ Robert Steers New York, NY November 9, 2005

Report Type (Check only one.):

- [X] 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
- [] 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
- [] 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

List of Other Managers Reporting for this Manager:
[If there are no entries in this list, omit this section.]

Form 13F File Number Name

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Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1
 Form 13F Information Table Entry Total: 194
 Form 13F Information Table Value Total: 16696411

List of Other Included Managers:

Provide a numbered list of the name(s) and Form 13F file number(s) of all institutional investment managers with respect to which this report is filed, other than the manager filing this report.

No.	Form 13F File Number	Name
01		Houlihan Rovers, SA

FORM 13F INFORMATION TABLE

ITEM 1: ----- NAME OF ISSUER -----	ITEM 2: ----- TITLE OF CLASS -----	ITEM 3: ----- CUSIP -----	ITEM 4: ----- VALUE (X\$1000) -----	ITEM 5: ----- SHARES/ PRN AMT -----	ITEM 5: ----- SH/ PUT/ PRN CALL -----	ITEM 6: ----- INVSTMT DSCRETN -----	ITEM 7: ----- OTHER MANAGER -----
AGL Resources	COM	001204106	21,271	573,196	SH	Sole	
AMB Property Corp.	COM	00163T109	158,392	3,521,217	SH	Sole	
Abbott Laboratories	COM	002824100	1,522	35,900	SH	Sole	
Affordable Residential Comm.	COM	008273104	10,441	1,032,697	SH	Sole	
Alexandria Real Estate	COM	015271109	113,116	1,367,758	SH	Sole	
Alltel Corp	COM	020039103	1,843	28,300	SH	Sole	
Altria Group Inc	COM	02209S103	4,577	62,100	SH	Sole	
Ameren Corp	COM	023608102	140,713	2,630,644	SH	Sole	
American Campus Cmnty Inc.	COM	024835100	45,751	1,904,700	SH	Sole	
American Electric Power Co	COM	025537101	6,626	166,900	SH	Sole	
American Financial Realty Tr	COM	02607P305	178,820	12,592,971	SH	Sole	
Aml Residential Ppty Tr.	COM	001735109	119,948	3,740,200	SH	Sole	
Amsouth Bancorporation	COM	032165102	4,239	167,800	SH	Sole	
Apartment Inv & Mgmt. Co	COM	03748R101	267,453	6,889,164	SH	Sole	
Archstone-Smith Tr.	COM	039583109	328,078	8,215,380	SH	Sole	
Arden Realty Inc.	COM	039793104	371,445	9,015,508	SH	Sole	
Atmos Energy Corp	COM	049560105	5,947	210,500	SH	Sole	
AvalonBay Cmnty Inc	COM	053484101	454,723	5,300,873	SH	Sole	
Avery Dennison Corp.	COM	053611109	1,399	26,700	SH	Sole	
BRE Properties Inc.	COM	05564E106	170,494	3,826,632	SH	Sole	
Bank of America Corp.	COM	060505104	4,408	104,700	SH	Sole	
Bedford Ppty Invs Inc.	COM	076446301	4,453	186,800	SH	Sole	
Bellsouth Corp	COM	079860102	4,897	186,200	SH	Sole	
Bemis Inc.	COM	081437105	1,237	50,100	SH	Sole	

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BioMed Realty Trust Inc.	COM	09063H107	43,475	1,753,027	SH	Sole
Boston Properties Inc.	COM	101121101	392,447	5,528,173	SH	Sole
Brandywine Realty Tr.	COM	105368203	200,689	6,455,103	SH	Sole
Brookfield Properties Corp.	COM	112900105	227,127	7,707,069	SH	Sole
CBL & Associates Ppty Inc.	COM	124830100	64,765	1,574,241	SH	Sole
CINergy Corp	COM	172474108	117,580	2,647,595	SH	Sole
CMS Energy Corp	COM	125896100	1,931	117,400	SH	Sole
Camden Ppty Trust	COM	133131102	87,840	1,580,535	SH	Sole
CarrAmerica Realty Corp.	COM	144418100	283,666	7,858,324	SH	Sole
Cedar Shopping Centers Inc.	COM	150602209	56,918	3,933,500	SH	Sole
ChevronTexaco Corp.	COM	166764100	3,560	55,000	SH	Sole
Citigroup Inc	COM	172967101	1,434	31,500	SH	Sole
Citizens Communications Co.	COM	17453B101	31,708	2,340,100	SH	Sole
Cleco Corporation	COM	12561W105	12,564	532,816	SH	Sole
Coca Cola Co.	COM	191216100	1,607	37,200	SH	Sole
Colonial Property Tr	COM	195872106	136,634	3,071,800	SH	Sole
Commercial Net Lease	COM	202218103	30,006	1,500,300	SH	Sole
Consolidated Edison Inc	COM	209115104	122,907	2,531,548	SH	Sole
Constellation Energy Group	COM	210371100	4,528	73,500	SH	Sole
Crescent Real Estate	COM	225756105	17,639	860,000	SH	Sole
DPL Inc.	COM	233293109	10,608	381,600	SH	Sole
DTE Energy Co	COM	233331107	101,731	2,218,286	SH	Sole
Developers Divers.	COM	251591103	171.243	3,665,113	SH	Sole
Diamondrock Hospitality Company	COM	252784301	35,016	2,980,100	SH	Sole
Digital Realty Trust Inc.	COM	253868103	21,904	1,216,900	SH	Sole
Dominion Resources Inc	COM	25746U109	64,566	749,544	SH	Sole
Dow Chemical Co	COM	260543103	1,275	30,600	SH	Sole
Du Pont El de Nemours	COM	263534109	2,378	60,700	SH	Sole
Duke Energy Corporation	COM	264399106	138,198	4,737,692	SH	Sole
Duke Realty Corp	COM	264411505	128,576	3,786,020	SH	Sole
E.ON AG-Spons ADR	COM	268780103	25,525	830,074	SH	Sole
Edison International	COM	281020107	94,808	2,005,240	SH	Sole
Education Realty Trust	COM	28140H104	51,054	3,057,100	SH	Sole
El Paso Electric Co	COM	283677854	404	19,400	SH	Sole
Eli Lilly and Company	COM	532457108	3,093	57,800	SH	Sole
Emerson Electric Co	COM	291011104	1,587	22,100	SH	Sole
Energen Corp	COM	29265N108	3,734	86,306	SH	Sole
Energy East Corp	COM	29266M109	12,186	483,780	SH	Sole
Entergy Corp	COM	29364G103	93,071	1,252,304	SH	Sole
Enterprise GP Holdings LP	COM	293716106	3,488	100,000	SH	Sole
Entertainment Properties	COM	29380T105	37,025	829,600	SH	Sole
Equitable Resources Inc	COM	294549100	67,762	1,734,820	SH	Sole
Equity Inns Inc	COM	294703103	20,046	1,484,900	SH	Sole
Equity Office Pptys	COM	294741103	612,487	18,696,755	SH	Sole
Equity Residential	COM	29476L107	302,714	7,979,737	SH	Sole
Essex Property Tr.	COM	297178105	78,075	867,496	SH	Sole
Exelon Corp	COM	30161N101	134,508	2,516,997	SH	Sole
Extra Space Storage Inc.	COM	30225T102	64,808	4,213,800	SH	Sole
Extra Space Storage Inc-Restricted	COM	99999EXRR	3,574	250,000	SH	Sole
FPL Group Inc	COM	302571104	80,034	1,681,386	SH	Sole
Fairpoint Communicationss Inc	COM	305560104	30,591	2,091,000	SH	Sole
Federal Realty Inv.	COM	313747206	100,714	1,652,947	SH	Sole

ITEM 1:	ITEM 2:	ITEM 3:	ITEM 4:	ITEM 5:	ITEM 6:	ITEM 7:
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X1000)	SHARES/ PRN AMT	SH/ PUT/ INVSTMT PRN CALL DSCRETN	OTHER MANAGER

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First Horizon National Corp.	COM	320517105	3,711	102,100	SH	Sole
First Industrial Rlty	COM	32054K103	144,953	3,619,300	SH	Sole
FirstEnergy Corp	COM	337932107	50,961	977,755	SH	Sole
Forest City Enterprises	COM	345550107	13,400	351,700	SH	Sole
Gables Residential Trust	COM	362418105	171	3,257	SH	Sole
GMH Communities Trust	COM	36188G102	79,629	5,428,001	SH	Sole
General Electric	COM	369604103	1,559	46,300	SH	Sole
General Growth	COM	370021107	252,779	5,614,144	SH	Sole
General Mills Inc	COM	370334104	1,567	32,500	SH	Sole
Glenborough Realty	COM	37803P105	4,512	235,000	SH	Sole
Glimcher Realty Tr	COM	379302102	126,177	5,156,400	SH	Sole
Gramercy Capital Corp	COM	384871109	53,240	2,200,000	SH	Sole
HJ Heinz Company	COM	423074103	3,150	86,200	SH	Sole
HRPT Properties Tr.	COM	40426W101	130,902	10,548,100	SH	Sole
Hawaiian Electric Industries	COM	419870100	22,460	805,600	SH	Sole
Health Care Ppty	COM	421915109	229,291	8,493,300	SH	Sole
Health Care REIT	COM	42217K106	182,372	4,917,025	SH	Sole
Healthcare Rlty Tr.	COM	421946104	87,385	2,177,000	SH	Sole
Heritage Property Investment	COM	42725M107	154,875	4,425,000	SH	Sole
Highwoods Properties	COM	431284108	98,230	3,328,700	SH	Sole
Hilton Hotels Corp	COM	432848109	136,085	6,097,010	SH	Sole
Home Properties	COM	437306103	155,865	3,967,600	SH	Sole
Hospitality Pptys Tr	COM	44106M102	150,901	3,520,800	SH	Sole
Host Marriott	COM	44107P104	224,248	13,264,222	SH	Sole
ITC Holdings Corp.	COM	465685105	17,823	615,000	SH	Sole
Inland Real Estate Corp	COM	457461200	53,358	3,407,300	SH	Sole
KeyCorp	COM	493267108	4,612	143,000	SH	Sole
Keyspan Corp	COM	49337W100	59,760	1,624,800	SH	Sole
Kilroy Realty	COM	49427F108	176,462	3,149,413	SH	Sole
Kimberly-Clark Corp.	COM	494368103	2,857	48,000	SH	Sole
Kimco Realty Corp.	COM	49446R109	5,250	179,220	SH	Sole
Kite Realty Group Trust	COM	49803T102	12,158	814,900	SH	Sole
Lexington Corporate	COM	529043101	47,729	2,026,700	SH	Sole
Liberty Property Tr	COM	531172104	270,614	6,356,020	SH	Sole
Macerich	COM	554382101	316,640	4,871,781	SH	Sole
Mack-Cali Realty	COM	554489104	333,790	7,421,992	SH	Sole
Maguire Properties	COM	559775101	197,031	6,555,253	SH	Sole
Marathon Oil Corp.	COM	565849106	5,053	73,300	SH	Sole
Medical Properties Trust	COM	58463J304	10,636	1,085,300	SH	Sole
Mid-America Apartment Communities	COM	59522J103	74,479	1,601,359	SH	Sole
Mills Corp	COM	601148109	335,405	6,089,418	SH	Sole
Mission West	COM	605203108	26,578	2,647,200	SH	Sole
National City Corp.	COM	635405103	4,464	133,500	SH	Sole
Nationwide Health	COM	638620104	186,510	8,004,700	SH	Sole
New Plan Excel Rlty	COM	648053106	54,015	2,352,210	SH	Sole
Newcastle Investment Corp.	COM	65105M108	150,347	5,388,776	SH	Sole
Newell Rubbermaid Inc.	COM	651229106	4,793	211,600	SH	Sole
NiSource Inc	COM	65473P105	19,150	789,681	SH	Sole
Nstar	COM	67019E107	22,613	781,900	SH	Sole
Omega Healthcare	COM	681936100	4,531	325,500	SH	Sole
Oneok Inc	COM	682680103	3,722	109,400	SH	Sole
PG&E Corp	COM	69331C108	99,099	2,524,807	SH	Sole
PPG Industries Inc.	COM	693506107	1,326	22,400	SH	Sole
PPL Corp	COM	69351T106	56,509	1,747,878	SH	Sole
Pan Pacific	COM	69806L104	135,904	2,058,098	SH	Sole
Pennsylvania REIT	COM	709102107	14,181	336,200	SH	Sole
Pepco Holdings Inc	COM	713291102	57,249	2,460,210	SH	Sole
Pfizer Inc.	COM	717081103	3,256	130,400	SH	Sole
Pinnacle West Capital Corp	COM	723484101	52,460	1,190,100	SH	Sole
Pitney Bowes Inc	COM	724479100	1,440	34,500	SH	Sole
Post Properties	COM	737464107	139,227	3,732,797	SH	Sole
Prentiss Properties	COM	740706106	240,834	5,926,890	SH	Sole

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ProLogis	COM	743410102	321,420	7,242,641	SH	Sole
Progress Energy Inc	COM	743263105	75,970	1,697,650	SH	Sole
PS Business Parks Inc.	COM	69360J107	155	2,811	SH	Sole
Public Service Enterprise Group	COM	744573106	117,608	1,827,343	SH	Sole
Public Storage Inc.	COM	74460D109	198,301	2,993,936	SH	Sole
Public Storage-Series A	COM	74460D729	23,381	826,200	SH	Sole
Questar Corp	COM	748356102	5,643	64,039	SH	Sole
RR Donnelley & Sons	COM	257867101	3,588	96,800	SH	Sole
Ramco-Gershenson	COM	751452202	47,912	1,641,400	SH	Sole
Reckson Assoc	COM	75621K106	312,184	9,081,233	SH	Sole
Regency Centers Corp	COM	758849103	64,261	1,118,557	SH	Sole
Regions Financial Corp	COM	7591EP100	4,089	131,400	SH	Sole
SL Green Realty	COM	78440X101	105,962	1,577,208	SH	Sole
Scana Corp Hldg Co.	COM	80589M102	15,926	377,039	SH	Sole
Scottish Power Plc-ADR	COM	81013T705	11,199	278,300	SH	Sole
Sempra Energy	COM	816851109	15,754	334,768	SH	Sole
Shurgard Storage Ctrs. Inc.	COM	82567D104	215,804	3,881,127	SH	Sole
Simon Property Group	COM	828806109	510,032	6,946,562	SH	Sole
Southern Co	COM	842587107	140,109	3,918,024	SH	Sole

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NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE (X1000)	SHARES/ PRN AMT	SH/ PUT/ INVSTMT PRN CALL DCRETN	OTHER MANAGER
Sovran Self Storage Inc.	COM	84610H108	41,647	850,800	SH	Sole
Spirit Finance Corp.	COM	848568309	50,849	4,519,900	SH	Sole
Starwood Hotels & Resorts Wrld	COM	85590A203	177,455	3,103,981	SH	Sole
Strategic Hotel Capital	COM	86272T106	63,517	3,478,500	SH	Sole
Sun Communities	COM	866674104	98,285	3,000,163	SH	Sole
TXU Corp	COM	873168108	64,640	572,640	SH	Sole
Tanger Factory Ctrs	COM	875465106	81,731	2,938,900	SH	Sole
Taubman Centers	COM	876664103	155,516	4,935,413	SH	Sole
Teekay LNG Partners LP	COM	Y8564M105	4,923	156,300	SH	Sole
Temple-Inland Inc	COM	879868107	1,953	47,800	SH	Sole
Thomas Properties Group	COM	884453101	5,461	420,100	SH	Sole
Town & Country	COM	892081100	50,297	1,733,200	SH	Sole
Trizec Properties	COM	89687P107	85,594	3,711,792	SH	Sole
United Dominion Realty Trust	COM	910197102	1,329	46,645	SH	Sole
U-Store-It Trust	COM	91274F104	65,952	3,253,700	SH	Sole
US Bancorp	COM	902973304	4,350	154,900	SH	Sole
UST Inc	COM	902911106	2,587	61,800	SH	Sole
Urstadt Biddle Class A	COM	917286205	9,560	630,600	SH	Sole
Vectren Corporation	COM	92240G101	11,733	413,867	SH	Sole
Ventas Inc.	COM	92276F100	378,774	11,763,167	SH	Sole
Verizon Communications	COM	92343V104	4,407	134,800	SH	Sole
Vornado Realty Tr.	COM	929042109	528,077	6,133,694	SH	Sole
Washington Mutual	COM	939322103	4,510	115,000	SH	Sole
Waste Management Inc	COM	94106L109	2,458	85,900	SH	Sole
Weingarten Realty	COM	948741103	2,472	94,905	SH	Sole
Weyerhaeuser Co	COM	962166104	1,368	19,900	SH	Sole
Whirlpool Corp	COM	963320106	1,932	25,500	SH	Sole
Williams Cos Inc	COM	969457100	1,310	52,300	SH	Sole
Williams Partners LP	COM	96950F104	5,787	178,000	SH	Sole
Worthington Industries Inc	COM	981811102	2,841	135,100	SH	Sole
Wyeth	COM	983024100	1,860	40,200	SH	Sole
Xcel Energy Inc	COM	98389B100	76,730	3,912,803	SH	Sole
iStar Financial	COM	45031U101	152,951	3,783,100	SH	Sole
Abbey Nat. ADR 7.375% (ANB C)	PFD	002920809	12,854	493,264	SH	Sole

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Crescent Real Estate Pr.A	PFD	225756204	53,800	2,428,900	SH	Sole
Felcor Lodging Pr.A	PFD	31430F200	5,968	242,300	SH	Sole
Host Marriott Pr.C	PFD	44107P401	4,483	176,200	SH	Sole

194 Data Records 16696411 Value Total
01 Other Manager on whose behalf report is filed